



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**July 24, 2017**

**Ordinance**

**Proposed No.** 2017-0317.1

**Sponsors**

1 AN ORDINANCE relating to comprehensive planning and  
2 zoning; adopting the Vashon-Maury Island Community  
3 Service Area Plan; amending Ordinance 12061, Section 4,  
4 and K.C.C. 20.12.325, Ordinance 263, Article 2, Section 1,  
5 as amended, Ordinance 17485, Section 2, as amended,  
6 Ordinance 17842, Section 3, as amended, and K.C.C.  
7 20.12.017 and adding a new section to K.C.C. chapter  
8 21A.38.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Findings: For the purposes of effective land use and subarea  
11 planning and regulation, the King County Council makes the following legislative  
12 findings:

13 A. King County adopted the 2016 King County Comprehensive Plan to meet the  
14 requirements of the Washington State Growth Management Act ("the GMA");

15 B. As stated in the 2016 King County Comprehensive Plan, Vashon-Maury  
16 Island is one of King County's seven Community Service Areas and the plan schedule in  
17 Chapter 11 identifies the Vashon-Maury Island Community Service Area Plan as being  
18 completed in 2016;

19 C. The Vashon Community Plan, adopted in 1981 by Ordinance 5522, as

20 amended, was a plan to guide growth and development across all of Vashon-Maury  
21 Island. This ordinance was repealed by Ordinance 13273 and resulted in the majority of  
22 Vashon-Maury Island not having an active community plan;

23 D. The Vashon Town Plan, adopted in 1996 by Ordinance 12395, is an active  
24 plan to guide growth, design and development in the Rural Town of Vashon. Many  
25 elements and policies of this plan are outdated and require updating;

26 E. The King County council directed in Attachment A to Motion 14351 that the  
27 executive prepare an update to the 1996 Vashon Town Plan and incorporate the update  
28 into the Comprehensive Plan;

29 F. After assessing the status of and need for a long-range, island-wide community  
30 plan, the executive determined that the Community Service Area plan should update both  
31 the Vashon Town Plan and all areas of the island outside Vashon Rural Town;

32 G. The GMA and K.C.C. 20.18.030.A. authorize comprehensive plans to include  
33 a subarea plan and allow for initial adoption of a subarea plan once per year;

34 H. The GMA requires that King County adopt development regulations to be  
35 consistent with and implement the Comprehensive Plan; and

36 I. The changes to zoning contained in this ordinance are needed to maintain  
37 conformity with the 2016 King County Comprehensive Plan. They bear a substantial  
38 relationship to, and are necessary for, the public health, safety and general welfare of  
39 King County and its residents.

40 SECTION 2. A. The Vashon-Maury Island Community Service Area Plan in  
41 Attachment A is hereby adopted as an amendment to and component of Chapter 11 of the  
42 2016 King County Comprehensive Plan.

43           B. The Land Use Map of the 2016 King County Comprehensive Plan, as adopted  
44 in Ordinance 18427, Section 2, is hereby amended for that portion of unincorporated  
45 King County defined in Attachment B to this ordinance.

46           C. As authorized under K.C.C. 21A.04.190.B, the official zoning map, as  
47 amended by this ordinance, is hereby adopted as the official land use and zoning control  
48 for that portion of unincorporated King County defined in Attachment C to this  
49 ordinance.

50           D. As authorized under K.C.C. 21A.38.030.A, Attachment E to this ordinance  
51 amends two existing property-specific development standards for Vashon Rural Town.

52           NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.38  
53 a new section to read as follows:

54           A. The purpose of the affordable housing special district overlay is to increase  
55 the supply of affordable housing within Vashon Rural Town through the offering of  
56 voluntary development incentives.

57           B. The special district overlay is eligible to be used by any residential or mixed  
58 use development that complies with the three standards below. Use of the special district  
59 overlay is voluntary. The eligible parcels shown in Attachment D to this ordinance retain  
60 all existing development and land use rights and may exercise those without using this  
61 incentive.

62           1. One-hundred percent of the planned dwelling units shall be affordable units,  
63 which means the residents of those units are at eighty percent or below of area median  
64 income, using the most current United States Department of Housing and Urban  
65 Development median income figures for King County, with requirements for half of the

66 units to be housing residents at sixty percent or less of the area median income;

67           2. The development is located on a qualifying overlay parcel; and

68           3. The development adheres to all overlay standards listed in subsection C. of  
69 this section.

70           C. The following standards shall apply:

71           1. All of the dwelling units within any development shall be affordable to  
72 households with incomes at eighty percent of area median income, with a minimum of  
73 half of all units in each development affordable to households with incomes at or below  
74 sixty percent of area median income;

75           2. Any parcel zoned R-1 may develop up to a maximum R-4 zone density,  
76 which is four dwelling units per acre;

77           3. Any parcel zoned R-4 may develop up to a maximum R-8 zone density,  
78 which is eight dwelling units per acre;

79           4. Any parcel zoned R-8 or R-12 may develop up to a maximum R-18 zone  
80 density, which is eighteen dwelling units per acre;

81           5. Any mixed use development in the Community Business (CB) zone that  
82 contains a residential component may develop up to a maximum R-18 zone density,  
83 which is eighteen dwelling units per acre;

84           6. Use of this incentive requires a development agreement with the department  
85 of permitting and environmental review before issuance of any building permit. The  
86 agreement must address: the number of dwelling units; the terms and conditions of the  
87 affordable units; the approved site plan, including the number of off-street parking  
88 spaces; the specific water and energy conservation measures being implemented; and

89 other relevant and unique conditions to the site;

90           7. Income limits for residents, in accordance with King County standards at the  
91 time of a complete building permit application, shall apply. All future resident incomes  
92 shall be verified by the department of community and human services in accordance with  
93 federal, state and county standards;

94           8. The development shall incorporate the energy conservation measures in  
95 K.C.C. 21A.34.040.F.4.a.;

96           9. To reduce the impacts of new development on potable water supplies, the  
97 development shall incorporate at least three of the water conservation measures shown  
98 below, except that only one of the outdoor measures from subsection C.9. a. through h. of  
99 this section may be counted toward the minimum requirement:

- 100           a. mulch landscape beds with two inches organic mulch;
- 101           b. use grass type requiring less irrigation and minimal maintenance;
- 102           e. use Xeriscape landscape techniques on seventy-five percent or more of site  
103 landscaped area;
- 104           d. landscape with plants appropriate for site topography and soil types,  
105 emphasizing use of plants with low watering requirements (drought tolerant);
- 106           e. install subsurface or drip systems for irrigation with timers;
- 107           f. install a rainwater collection system, such as a cistern, that reduces water  
108 consumption for irrigation by fifty percent annually;
- 109           g. provide one-hundred percent of landscaping water use with captured  
110 precipitation or reused water purified without the use of chemicals;
- 111           h. install smart scheduling technology. This strategy counts for a maximum

- 112 reduction of thirty percent provided all landscape water use is controlled by a soil  
113 moisture sensor control system or a weather-based irrigation control system;
- 114 i. reduce total indoor and outdoor water consumption by at least twenty-five  
115 percent over standard practices;
- 116 j. provide water submetering for each unit or entire building;
- 117 k. install all bathroom faucets with 1.5 gallons per minute or better. Install  
118 Watersense-qualified products;
- 119 l. install all showerheads not to exceed 1.75 gallons per minute. Install  
120 Watersense-qualified products;
- 121 m. install all kitchen faucets not to exceed two gallons per minute;
- 122 n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1  
123 for dual flush. Install Watersense-qualified products;
- 124 o. install no-cartridge waterless urinals or 1/8 gallon urinals and high  
125 efficiency toilets as noted above in all common areas; and
- 126 p. install point-source, on-demand or recirculation pump hot water systems,  
127 where appropriate;
- 128 10. A certificate of water availability from Water District 19 must be provided  
129 at the time of permit application;
- 130 11. All new units must connect to Vashon Sewer District;
- 131 12. Affordable housing units shall remain as affordable housing for a minimum  
132 of fifty years from the date of initial owner occupancy for ownership affordable housing  
133 units and thirty years for rental affordable housing units; and
- 134 13. Residential Density Incentive standards of K.C.C. 21A.34.080 still apply

135 except that under K.C.C. 21A.34.080.D., off-street parking may be reduced below one  
136 per unit, with the approval of the director of the department of permitting and  
137 environmental review, with submission of a site-specific parking study.

138 D.1. Under K.C.C. 20.20.060, all applicants are required to prepare and install a  
139 four-foot by four-foot notice board that must be placed in a conspicuous location on the  
140 property proposed for development and the board shall remain in place throughout the  
141 permit process so that it is visible to people passing by the site.

142 2. Before submitting an application for any development using this incentive,  
143 the applicant shall:

144 a. Provide notification to all residences and businesses within five hundred feet  
145 of the boundary of the proposed site, or at least twenty property owners, whichever is  
146 greater. At a minimum, the notice shall contain the following:

147 (1) the name of the affordable housing developer;

148 (2) the location of development;

149 (3) the total number of planned dwelling units;

150 (4) preliminary architectural renderings of typical units;

151 (5) preliminary site plan;

152 (6) the dates, times and locations of community informational meeting about  
153 the development;

154 (7) contact information including names and phone numbers for the developer  
155 or applicant; and

156 (8) a county contact person or agency; and

157 b. conduct at least one community informational meeting held in a building

158 accessible to the public at least thirty days before the anticipated date of application to  
159 King County. The purpose of the meeting is to provide neighboring property owners and  
160 residents with information regarding the proposed development and to answer questions  
161 regarding the proposed development.

162 E.1. A written evaluation of the special district overlay shall be conducted by  
163 King County department of permitting and environmental review to assess its scope,  
164 standards and efficacy in achieving the overlay's purpose, as stated in subsection A. of  
165 this section. The evaluation shall examine the advantages and disadvantages of the bonus  
166 density incentive, including a review of the relationship between the eligible parcels in  
167 Attachment D to this ordinance and potable water supply. Other factors the evaluation  
168 shall consider are: the public benefits and risks of retaining or repealing the incentive;  
169 the need for affordable housing on Vashon Island; infrastructure capacity, including  
170 public roads and sewer; and potential impacts to affordable housing funding. The  
171 evaluation shall take place upon the occurrence of one the following, whichever comes  
172 first:

173 1. At the time that one hundred twenty affordable housing units that use this  
174 incentive are approved for construction by the department of permitting and  
175 environmental review. For the purposes of this subsection E.1., "approved for  
176 construction" means that all of the standards in subsection C. of this section are  
177 confirmed by King County, including a signed development agreement and approved site  
178 plan; or

179 b. four years after the date of adoption, starting no later than six months before  
180 the four-year deadline.

181           2. A minimum forty-five day public comment period must be incorporated into  
182 the mandatory evaluation and must include an opportunity for input and data from King  
183 County Water District 19 and Vashon Sewer District. A paper and an electronic copy of  
184 the evaluation shall be filed with the clerk of the council and made available to the public  
185 through the local library, the King County department of permitting and environmental  
186 review web site, and other accessible venues and digital outlets. The clerk of the council  
187 shall post a notice of the evaluation's availability in the Vashon-Maury Island newspaper  
188 of record.

189           SECTION 4. Ordinance 12061, Section 4, and K.C.C. 20.12.325 are each hereby  
190 amended to read as follows:

191           ~~((A-))~~ The Vashon ~~((Town Plan))~~ -Maury Island Community Service Area Plan,  
192 dated June ~~((1994))~~ 2017, ~~((a bound and published document, as revised by the Vashon~~  
193 ~~Town Plan Committee through November 29, 1995)),~~ which is Attachment A to this  
194 ordinance, is to be reviewed by the King County ~~((C))~~ council and adopted as an initial  
195 subarea plan ~~((for the Vashon Town Planning Area by March 31, 1996)).~~

196           SECTION 5. Ordinance 263, Article 2, Section 1, as amended, is hereby  
197 amended to read as follows:

198           A. Under the King County Charter, the state Constitution and the Washington  
199 state Growth Management Act, chapter 36.70A RCW, the 1994 King County  
200 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King  
201 County until amended, repealed or superseded. King County performed its first  
202 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,  
203 King County amended the 1994 Comprehensive Plan through passage of the King

204 County Comprehensive Plan 2000. King County performed its second comprehensive  
205 four-cycle review of the Comprehensive Plan in 2004. As a result of the review, King  
206 County amended the 2000 Comprehensive Plan through passage of the King County  
207 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning  
208 document for the orderly physical development of the county and shall be used to guide  
209 subarea plans, functional plans, provision of public facilities and services, review of  
210 proposed incorporations and annexations, development regulations and land development  
211 decisions.

212 B. The amendments to the 1994 King County Comprehensive Plan contained in  
213 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)  
214 are hereby adopted.

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

219 ~~D. ((The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is~~  
220 ~~adopted as a subarea plan of the King County Comprehensive Plan and, as such,~~  
221 ~~constitutes official county policy for the geographic area of unincorporated King County~~  
222 ~~defined in the plan and amends the 1994 King County Comprehensive Plan Land Use~~  
223 ~~Map.~~

224 E.)) The amendments to the 1994 King County Comprehensive Plan contained in  
225 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the  
226 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et

227 al, v. King County, Case No. 96-3-0013 as amendments to the King County  
228 Comprehensive Plan.

229 ~~((F.))~~ E. The amendments to the 1994 King County Comprehensive Plan  
230 contained in Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996  
231 amendments) are hereby adopted as amendments to the King County Comprehensive  
232 Plan.

233 ~~((G.))~~ F. The Black Diamond Urban Growth Area contained in Appendix A to  
234 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive  
235 Plan.

236 ~~((H.))~~ G. The 1994 King County Comprehensive Plan and Comprehensive Plan  
237 Land Use Map are amended to include the area shown in Appendix A of Ordinance  
238 12535 as Rural City Urban Growth Area. The language from Ordinance 12535, Section  
239 1.D., shall be placed on Comprehensive Plan Land Use Map page #32 with a reference  
240 marker on the area affected by Ordinance 12535.

241 ~~((I.))~~ H. The amendments to the 1994 King County Comprehensive Plan  
242 contained in Appendix A to Ordinance 12536 (1997 Transportation Need Report) are  
243 hereby adopted as amendments to the King County Comprehensive Plan.

244 ~~((J.))~~ I. The amendments to the 1994 King County Comprehensive Plan  
245 contained in Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997  
246 amendments) are hereby adopted as amendments to the King County Comprehensive  
247 Plan.

248 ~~((K.))~~ J. The amendments to the 1994 King County Comprehensive Plan  
249 contained in the 1998 Transportation Needs Report, contained in Appendices A and B to

250 Ordinance 12931 and in the supporting text, are hereby adopted as amendments to the  
251 King County Comprehensive Plan.

252 ~~((L.))~~ K. The amendments to the 1994 King County Comprehensive Plan  
253 contained in Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998  
254 amendments) are hereby adopted as amendments to the King County Comprehensive  
255 Plan.

256 ~~((M.))~~ L. The 1999 Transportation Needs Report contained in Attachment A to  
257 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County  
258 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King  
259 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby  
260 adopted as amendments to the King County Comprehensive Plan.

261 ~~((N.))~~ M. The amendments to the 1994 King County Comprehensive Plan  
262 contained in Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999  
263 amendments) are hereby adopted as amendments to the King County Comprehensive  
264 Plan.

265 ~~((O.))~~ N. The 2000 Transportation Needs Report contained in Attachment A to  
266 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County  
267 Comprehensive Plan, Technical Appendix C.

268 ~~((P.))~~ O. The Fall City Subarea Plan contained in Attachment A to Ordinance  
269 13875 is adopted as a subarea plan of the King County Comprehensive Plan and, as such,  
270 constitutes official county policy for the geographic area of unincorporated King County  
271 defined in the plan. The Fall City Subarea Plan amends the 1994 King County  
272 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

273            ~~((Q-))~~ P. The amendments to the King County Comprehensive Plan contained in  
274 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King  
275 County Comprehensive Plan.

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

281            ~~((S-))~~ R. The amendments to the 1994 King County Comprehensive Plan Land  
282 Use Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply  
283 with the Central Puget Sound Growth Management Hearings Board Decision and Order  
284 on Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-  
285 3-0008 (Bear Creek Portion).

286            ~~((T-))~~ S. The 2001 transportation needs report contained in Attachment A to  
287 Ordinance 14010 is hereby adopted as an amendment to the 1994 King County  
288 Comprehensive Plan, technical appendix C.

289            ~~((U-))~~ T. The amendments to the 1994 King County Comprehensive Plan  
290 contained in Attachments A, B and C to Ordinance 14044 (King County Comprehensive  
291 Plan 2000) are hereby adopted as amendments to the King County Comprehensive Plan.  
292 Attachment A to Ordinance 14044 amends the policies, text and maps of the  
293 Comprehensive Plan. Amendments to the policies are shown with deleted language  
294 struck out and new language underlined. The text and maps in Attachment A to  
295 Ordinance 14044 replace the previous text and maps in the Comprehensive Plan.

296 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities),  
297 which replaces technical appendix A to the King County Comprehensive Plan, technical  
298 appendix C (transportation), which replaces technical appendix C to the King County  
299 Comprehensive Plan, and technical appendix M (public participation), which is a new  
300 technical appendix that describes the public participation process for the King County  
301 Comprehensive Plan 2000. Attachment C to Ordinance 14044 includes amendments to  
302 the King County Comprehensive Plan Land Use Map. The land use amendments  
303 contained in Attachment C to Ordinance 14044 are adopted as the official land use  
304 designations for those portions of unincorporated King County defined in Attachment C  
305 to Ordinance 14044.

306 ~~((V-))~~ U. The Snoqualmie Urban Growth Area Subarea Plan contained in  
307 Attachment A to Ordinance 14117 is adopted as a subarea plan of the King County  
308 Comprehensive Plan and, as such, constitutes official county policy for the geographic  
309 area of unincorporated King County defined in the plan. Attachment B to Ordinance  
310 14117 amends the King County Comprehensive Plan 2000 land use map by revising the  
311 Urban Growth Area for the City of Snoqualmie. Attachment C to Ordinance 14117  
312 amends the policies of the Comprehensive Plan.

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

318 ~~((X-))~~ W. The amendments to the King County Comprehensive Plan 2000

319 contained in Attachment B to Ordinance 14156 are hereby adopted as amendments to the  
320 King County Comprehensive Plan.

321           ~~((Y-))~~ X. The amendments to the King County Comprehensive Plan 2000  
322 contained in Attachment A to Ordinance 14185 are hereby adopted as amendments to the  
323 King County Comprehensive Plan in order to comply with the order of the Central Puget  
324 Sound Growth Management Hearings Board in Green Valley et al, v. King County,  
325 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the  
326 Washington Supreme Court in King County v. Central Puget Sound Growth Management  
327 Hearings Board, 142 Wn.2d 543, 14 P.3d 133 (2000).

328           ~~((Z-))~~ Y. The amendments to the King County Comprehensive Plan 2000  
329 contained in Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001  
330 Amendments) are hereby adopted as amendments to the King County Comprehensive  
331 Plan.

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

338           ~~((BB-))~~ AA. The amendments to the King County Comprehensive Plan 2000  
339 contained in Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002  
340 Amendments) are hereby adopted as amendments to the King County Comprehensive  
341 Plan.

342           (~~CC~~) BB. The amendments to the King County Comprehensive Plan 2000  
343 contained in Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003  
344 Amendments) are hereby adopted as amendments to the King County Comprehensive  
345 Plan.

346           (~~DD~~) CC. The amendments to the King County Comprehensive Plan 2000  
347 contained in Attachments A, B, C, D and E to Ordinance 15028 (King County  
348 Comprehensive Plan 2004) are hereby adopted as amendments to the King County  
349 Comprehensive Plan. Attachment A, Part I, to Ordinance 15028 amends the policies, text  
350 and maps of the Comprehensive Plan. Attachment A, Part II, to Ordinance 15028  
351 includes amendments to the King County Comprehensive Plan Land Use Map. The land  
352 use amendments contained in Attachment A, Part II, to Ordinance 15028 are adopted as  
353 the official land use designations for those portions of unincorporated King County  
354 defined in Attachment A, Part II, to Ordinance 15028. Attachment B to Ordinance 15028  
355 contains Technical Appendix A (Capital Facilities), which replaces technical appendix A  
356 to the King County Comprehensive Plan. Attachment C to Ordinance 15028 contains  
357 Technical Appendix B (Housing), which replaces Technical Appendix B to the King  
358 County Comprehensive Plan. Attachment D to Ordinance 15028 contains Technical  
359 Appendix C (Transportation), which replaces Technical Appendix C to the King County  
360 Comprehensive Plan 2000. Attachment E to Ordinance 15028 contains Technical  
361 Appendix D (Growth Targets and the Urban Growth Area 2004).

362           (~~EE~~) DD. The 2004 transportation needs report contained in Attachment A to  
363 Ordinance 15077 is hereby adopted as an amendment to the 2004 King County  
364 Comprehensive Plan, technical appendix C.

365           ~~((FF.))~~ EE. The amendments to the King County Comprehensive Plan 2004  
366 contained in Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005  
367 Amendments) are hereby adopted as amendments to the King County Comprehensive  
368 Plan.

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

375           ~~((HH.))~~ GG. The amendments to the King County Comprehensive Plan 2004  
376 contained in Attachments A, B, C and D to Ordinance 15607 are hereby adopted as  
377 amendments to the King County Comprehensive Plan. Attachment A to Ordinance  
378 15607 (Amendment to the King County Comprehensive Plan 2004) amends the policies  
379 and maps of the King County Comprehensive Plan. Attachment B to Ordinance 15607  
380 contains technical appendix O (Regional Trail Needs Report). Attachment C to  
381 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C  
382 (Transportation), by replacing the transportation needs report. Attachment D to  
383 Ordinance 15607 amends King County Comprehensive Plan, Technical Appendix C  
384 (Transportation), by replacing the arterial functional classification map.

385           ~~((I.))~~ HH. Attachment A to Ordinance 15772, which is the King County  
386 Comprehensive Plan Juanita Firs Subarea Plan, dated February 20, 2007, is hereby  
387 adopted as an amendment to the King County Comprehensive Plan as amended.

388           ~~((H-))~~ II. The amendments to the King County Comprehensive Plan 2004  
389 contained in Attachments A, B, C, D, E and F to Ordinance 16263 are hereby adopted as  
390 amendments to the King County Comprehensive Plan. Attachment A to Ordinance  
391 16263 amends the policies, text and maps of the Comprehensive Plan and amends King  
392 County Comprehensive Plan Land Use Zoning. The land use amendments contained in  
393 Attachment A to Ordinance 16263 are adopted as the official land use designations for  
394 those portions of unincorporated King County defined in Attachment A to Ordinance  
395 16263. Attachment B to Ordinance 16263 contain[s] Technical Appendix A (Capital  
396 Facilities), which replaces Technical Appendix A to the King County Comprehensive  
397 Plan 2004. Attachment C to Ordinance 16263 contains Technical Appendix B (Housing),  
398 which replaces Technical Appendix B to the King County Comprehensive Plan 2004.  
399 Attachment D to Ordinance 16263 contains Technical Appendix C (Transportation),  
400 which replaces Technical Appendix C to the King County Comprehensive Plan 2004.  
401 Attachment E to Ordinance 16263 contains the transportation needs report, which  
402 replaces the transportation needs report in Technical Appendix C to the King County  
403 Comprehensive Plan 2004. Attachment F to Ordinance 16263 contains Technical  
404 Appendix D (Growth Targets and the Urban Growth Area 2008).

405           ~~((K-))~~ JJ. The amendments to the 2008 King County Comprehensive Plan,  
406 contained in Attachments A, B and C to Ordinance 16949 are hereby adopted as  
407 amendments to the King County Comprehensive Plan. Attachment A to Ordinance  
408 16949 is Technical and Editorial Corrections, dated March 1, 2010. Attachment B to  
409 Ordinance 16949 is the King County Issaquah Highlands Area Zoning Study, dated  
410 September 13, 2010. Attachments A and B to Ordinance 16949 amend policies, text and

411 maps of the Comprehensive Plan and amend King County Comprehensive Plan Land Use  
412 Zoning. The land use amendments contained in Attachment B to Ordinance 16949 are  
413 adopted as the official land use designations for those portions of unincorporated King  
414 County defined in Attachment B to Ordinance 16949. Attachment C to Ordinance 16949  
415 is the 2010 update of the Transportation Needs Report and amends the 2008 King County  
416 Comprehensive Plan, Technical Appendix C.

417 ~~((L.L.))~~ KK. The amendments to the King County Comprehensive Plan 2008  
418 contained in Attachment A to Ordinance 16985 are hereby adopted as amendments to the  
419 King County Comprehensive Plan. Attachment A to Ordinance 16985 amends the  
420 policies and goals of the King County Shoreline Master Program, consistent with chapter  
421 90.58 RCW and chapter 173-26 WAC, and adds a new chapter 5 to the King County  
422 Comprehensive Plan.

423 SECTION 6. Ordinance 17485, Section 2, as amended, is hereby amended to  
424 read as follows:

425 A. The amendments to the King County Comprehensive Plan 2012, as amended  
426 by Ordinance 17485, contained in Attachments A, B, C and D to ~~((this-ø))~~ Ordinance  
427 17842 constitute the 2014 Update to the King County Comprehensive Plan and are  
428 hereby adopted.

429 B. Attachments A and B to ~~((this-ø))~~ Ordinance 17842 amend the King County  
430 Comprehensive Plan land use and zoning maps and are hereby adopted as the official  
431 land use and zoning controls for those portions of unincorporated King County defined in  
432 Attachments A and B to ~~((this-ø))~~ Ordinance 17842.

433 C. Attachment C to ~~((this-ø))~~ Ordinance 17842 amends the Potential Annexation

434 Areas Map.

435 D. Attachment (~~(D to Ordinance 17842))~~ E to this ordinance amends the King  
436 County zoning map for those portions of unincorporated King County defined in  
437 Attachment (~~(D to Ordinance 17842))~~ E to this ordinance.

438 SECTION 7. Ordinance 17842, Section 3, as amended, and K.C.C. 20.12.017 are  
439 each hereby amended to read as follows:

440 The following provisions complete the zoning conversion from K.C.C. Title 21 to  
441 Title 21A pursuant to K.C.C. 21A.01.070:

442 A. Ordinance 11653 adopts area zoning to implement the 1994 King County  
443 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW  
444 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County  
445 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,  
446 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following  
447 are adopted as attachments to Ordinance 11653:

448 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December  
449 19, 1994.

450 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

451 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

452 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

453 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

454 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

455 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

456 Appendix H: Amendments to East Sammamish Community Plan P-Suffix

457 Conditions.

458 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix

459 Conditions.

460 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

461 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix

462 Conditions.

463 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

464 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

465 Appendix N: Amendments to Resource Lands Community Plan P-Suffix

466 Conditions.

467 Appendix O: 1994 Parcel List, as amended December 19, 1994.

468 Appendix P: Amendments considered by the council January 9, 1995.

469 B. Area zoning adopted by Ordinance 11653, including potential zoning, is  
470 contained in Appendices A and O. Amendments to area-wide P-suffix conditions  
471 adopted as part of community plan area zoning are contained in Appendices B through N.  
472 Existing P-suffix conditions whether adopted through reclassifications or community  
473 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B  
474 through N.

475 C. The department is hereby directed to correct the official zoning map in  
476 accordance with Appendices A through P of Ordinance 11653.

477 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix  
478 A are adopted as the official zoning control for those portions of unincorporated King  
479 County defined therein.

480 E. Amendments to the 1994 King County Comprehensive Plan area zoning,  
481 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance  
482 12170 are hereby adopted to comply with the Decision and Order of the Central Puget  
483 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King  
484 County, Case No. 95-3-0008.

485 F. The Vashon-Maury Island CSA (~~(Town)~~) Plan (~~(Area)~~) Zoning, attached to  
486 this (~~(the)~~) ordinance (~~(17842)~~) as Attachments (~~(D)~~) C, D and E, is adopted as the official  
487 zoning control for that portion of unincorporated King County defined therein.

488 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix  
489 A are adopted as the official zoning control for those portions of unincorporated King  
490 County defined therein. Existing p-suffix conditions whether adopted through  
491 reclassifications or area zoning are retained by Ordinance 12531.

492 H. The black Diamond Urban Growth Area Zoning Map attached to Ordinance  
493 12533 as Appendix B is adopted as the official zoning control for those portions of  
494 unincorporated King County defined therein. Existing p-suffix conditions whether  
495 adopted through reclassifications or area zoning are retained by Ordinance 12533.

496 I. The King County Zoning Atlas is amended to include the area shown in  
497 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions  
498 whether adopted through reclassifications or area zoning are retained by Ordinance  
499 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King  
500 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance  
501 12535.

502 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-

503 DPA, Demonstration Project Area", to the properties identified on Map A attached to  
504 Ordinance 12627.

505 K. The special district overlays, as designated on the map attached to Ordinance  
506 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and  
507 21A.38.040.

508 L. The White Center Community Plan Area Zoning, as revised in the  
509 Attachments to Ordinance 11568, is the official zoning for those portions of White Center  
510 in unincorporated King county defined herein.

511 M. Ordinance 12824 completes the zoning conversion process begun in  
512 Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or  
513 amending previously adopted p-suffix conditions or property-specific development  
514 standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

515 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156  
516 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are  
517 replaced by the property specific development standards as set forth in Appendix A to  
518 Ordinance 12824((-));

519 2. All ordinances adopting individual zone reclassifications effective prior to  
520 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,  
521 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,  
522 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,  
523 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,  
524 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,  
525 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,

526 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,  
527 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,  
528 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,  
529 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,  
530 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,  
531 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,  
532 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby  
533 repealed and p-suffix conditions are replaced by the property specific development  
534 standards as set forth in Appendix A to Ordinance 12824((-));

535           3. All ordinances establishing individual reclassifications effective after  
536 February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to  
537 retain, repeal or amend the property specific development standards (p-suffix conditions)  
538 contained therein((-));

539           4. All ordinances adopting area zoning pursuant to Resolution 25789 or  
540 converted by Ordinance 11653 are repealed as set forth in subsections a through n. All p-  
541 suffix conditions contained therein are repealed or replaced by adopting the property  
542 specific development standards as set forth in Appendix A to Ordinance 12824, the  
543 special district overlays as designated in Appendix B to Ordinance 12824 or the special  
544 requirements as designated in Appendix A to Ordinance 12822.

545           a. The Highline Area Zoning attached to Ordinance 3530, as amended, is  
546 hereby repealed.

547           b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as  
548 Appendix B, as amended, is hereby repealed.

549 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422  
550 as Appendix B, as amended is hereby repealed.

551 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to  
552 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

553 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as  
554 amended, is hereby repealed.

555 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance  
556 7837 as Appendix B, as amended, is hereby repealed.

557 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846  
558 as Appendix B, as amended, is hereby repealed.

559 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,  
560 is hereby repealed.

561 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by  
562 Ordinance 9118, is hereby repealed.

563 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,  
564 as amended, is hereby repealed.

565 k. The Soos Creek Community Plan Update Area Zoning, adopted by  
566 Ordinance 10197, Appendix B, as amended, is hereby repealed.

567 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B  
568 and E, as amended, is hereby repealed.

569 m. The East Sammamish Community Plan Update Area Zoning, as revised in  
570 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

571 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116,

572 as amended, is hereby repealed((-)); and

573           5. All ordinances adopting area zoning pursuant to Title 21A and not converted  
574 by Ordinance 11653, including community or comprehensive plan area zoning and all  
575 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.  
576 All property specific development standards (p-suffix conditions) are retained, repealed,  
577 amended or replaced by the property specific development standards as set forth in  
578 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix  
579 B to Ordinance 12824 or the special requirements as designated in Appendix A to  
580 Ordinance 12822.

581           a. The White Center Community Plan Area Zoning, contained in the  
582 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as  
583 set forth in Appendix.

584           b. All property specific development standards established in Ordinance  
585 11653, as amended, are hereby amended as set forth in Appendix E.

586           c. All property specific development standards established in Attachment A to  
587 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

588           d. All property specific development standards established in Ordinance  
589 12061, as amended, are hereby amended as set forth in Appendix G.

590           e. All property specific development standards established in Ordinance  
591 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

592           f. All property specific development standards established in Attachment A to  
593 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

594           SECTION 8. Ordinance 18427, Attachment A, is hereby amended to read as

595 shown in Attachment F to this ordinance.

596           SECTION 9. Severability. If any provision of this ordinance and its application

597 to any person or circumstance is held invalid, the remainder of the ordinance or the

598 application of the provision other persons or circumstances is not affected.

599

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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J. Joseph McDermott, Chair

ATTEST:

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Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Dow Constantine, County Executive

**Attachments:** A. Vashon-Maury Island Community Service Area Plan, B. Land Use Map Amendments, C. Zoning Map Amendment, D. Vashon Rural Town Affordable Housing Special District Overlay - Eligible Parcels Map, E. Vashon Rural Town Area Zoning, F. Amendment to 2016 King County Comprehensive Plan, Chapter 11