

**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

Land Use and Zoning Amendments

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Amendment 6:	East Cougar Mountain Potential Annexation Area
Amendment 7:	Urban Growth Area Technical Corrections, Department of Transportation

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

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;
Urban Residential >12 du/ac)

9

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
of a continuing care retirement community, as noted in Motion 14276.

15

16

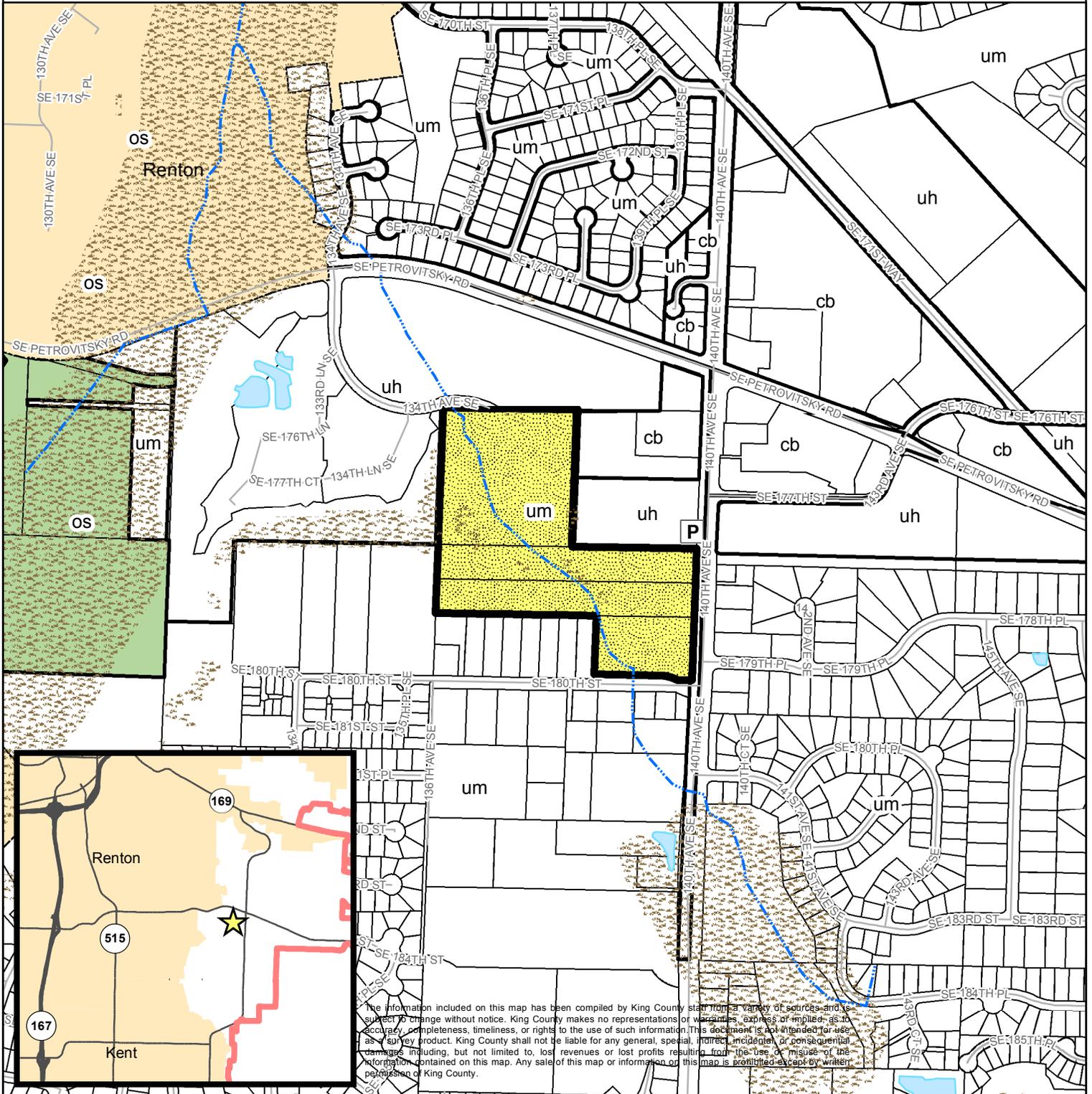
Area Zoning Study #2 – Fairwood (Motion 14276)

2016 King County Comprehensive Plan Land Use Proposals

- | | | |
|--|---|-------------------------------------|
|  Study Area |  Park & Ride | cb Community Business |
|  CPLU |  Streams | os KC Open Space System |
|  Wetland & Steep Slope |  Railroads | uh Urban Res., High (>12du/acre) |
|  Incorporated Area |  Waterbodies | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



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

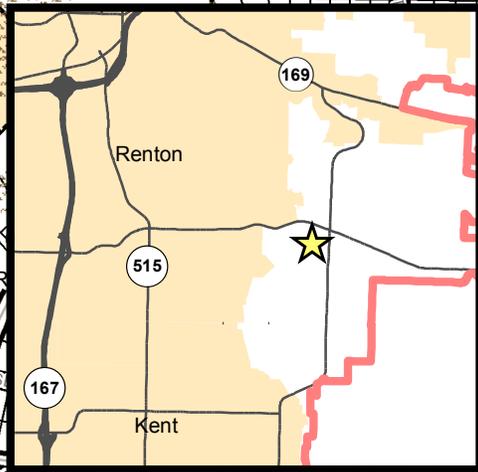
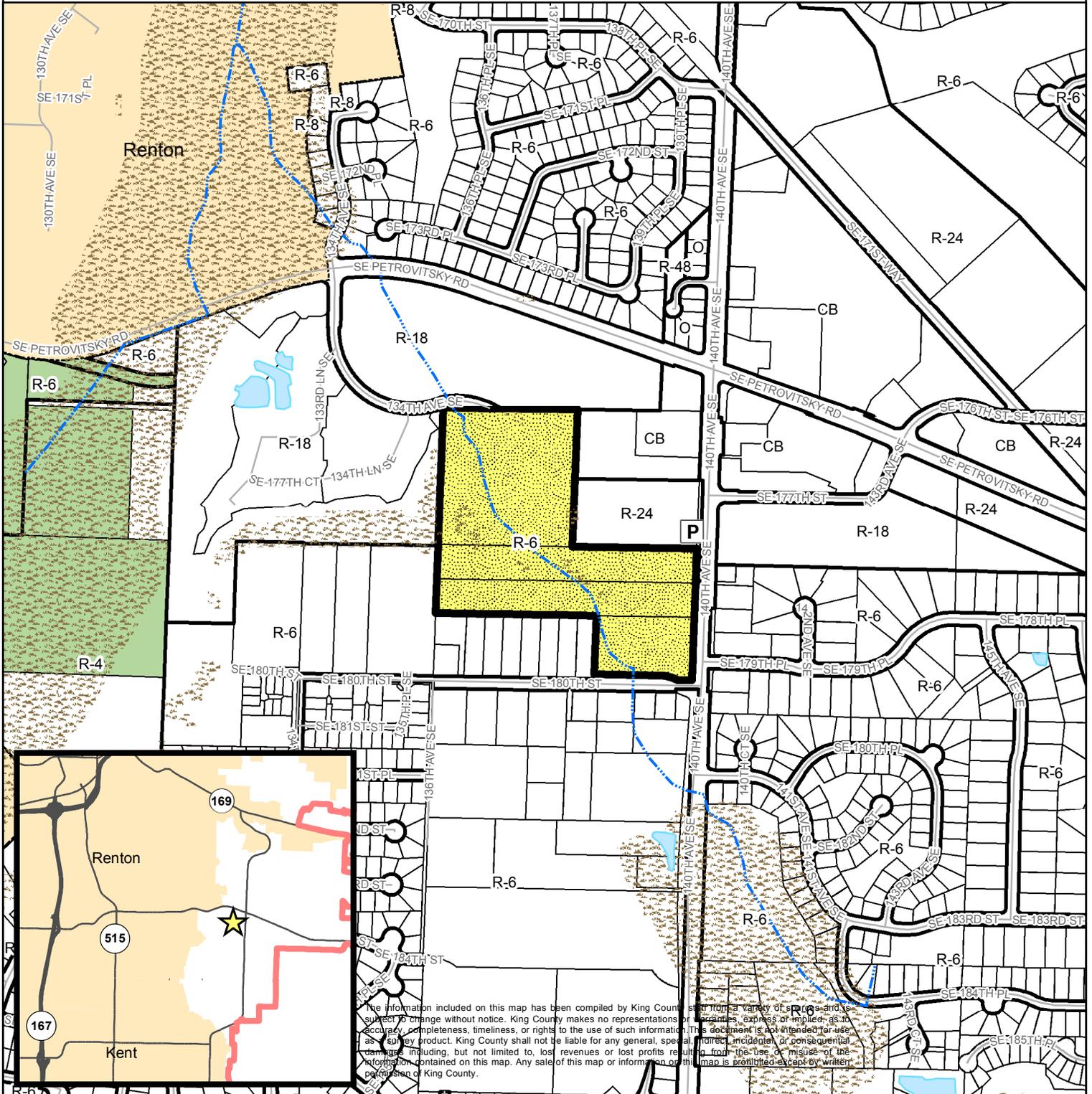
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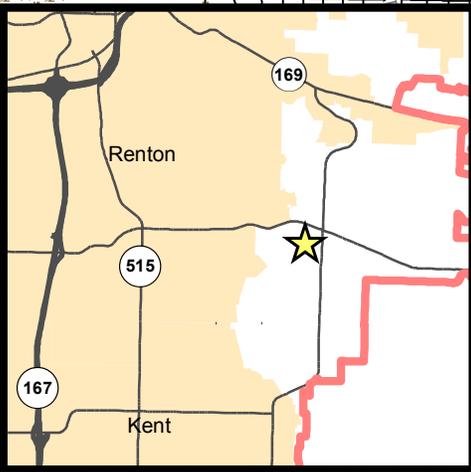
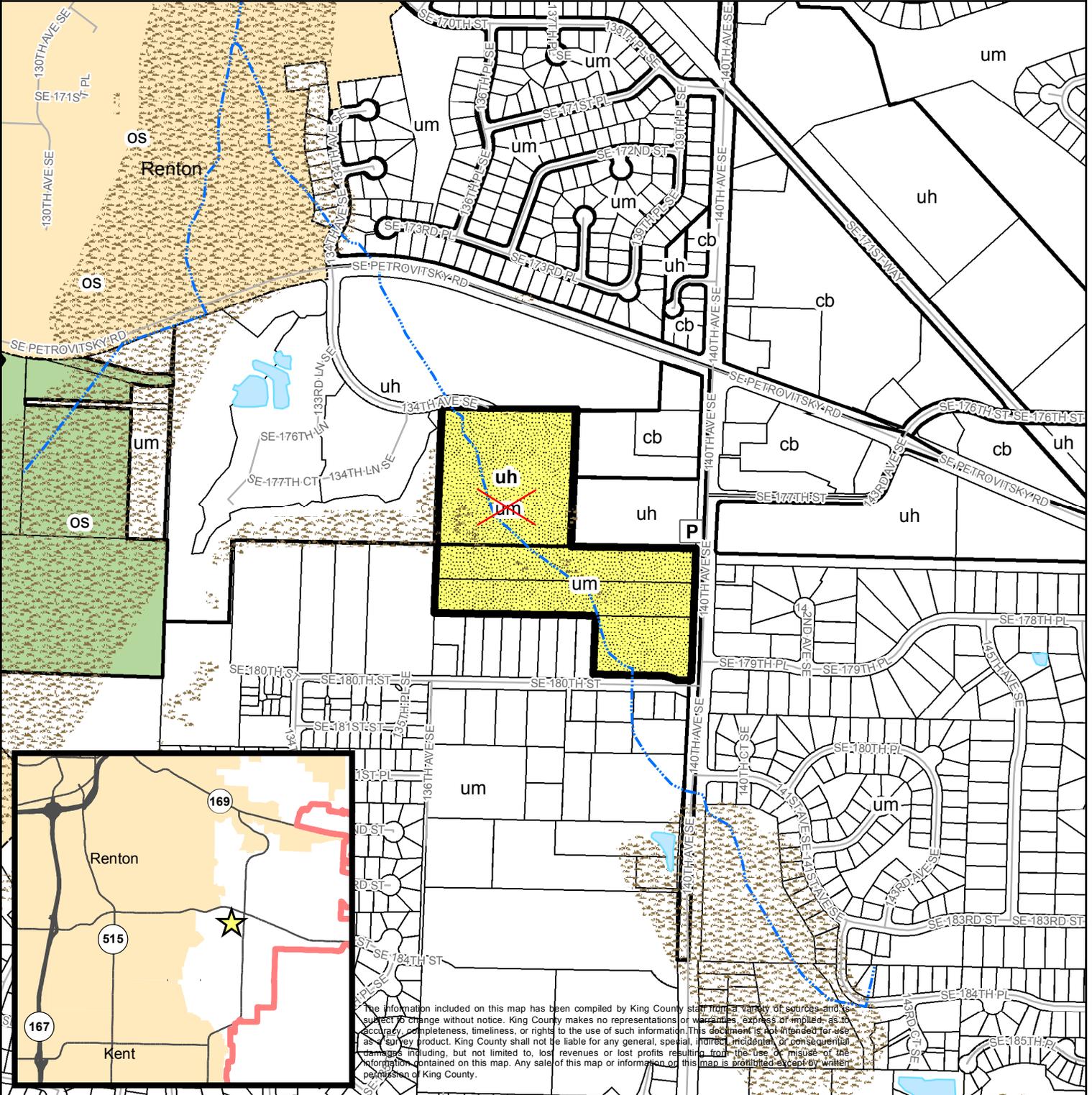
Area Zoning Study #2 – Fairwood (Motion 14276)

2016 King County Comprehensive Plan Land Use Proposals

- | | | |
|--|---|-------------------------------------|
|  Study Area |  Park & Ride | cb Community Business |
|  CPLU |  Waterbodies | os KC Open Space System |
|  Wetland & Steep Slope |  Streams | uh Urban Res., High (>12du/acre) |
|  Incorporated Area |  Railroads | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels | ul Urban Res., Low (1du/acre) |
|  Parks & OS | | |



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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

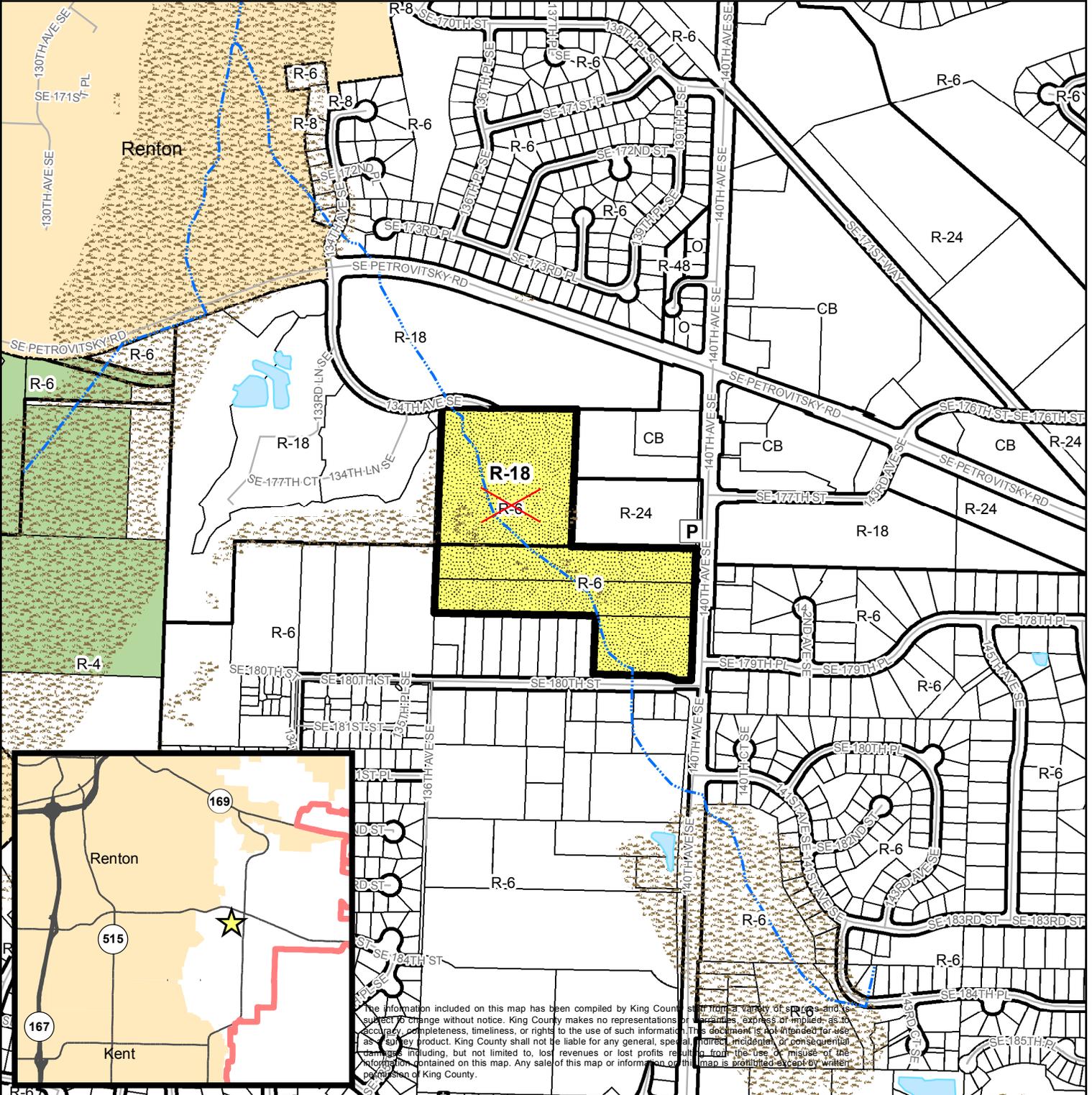
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Map Amendment # 2

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

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 development, as noted in Motion 14276.

14

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 zoning from RA-5(SO) / RA-10 to RA-5 / RA-10

9

10

11

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

12

13

14

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

15

16

17

18

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

19

20

21

22

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

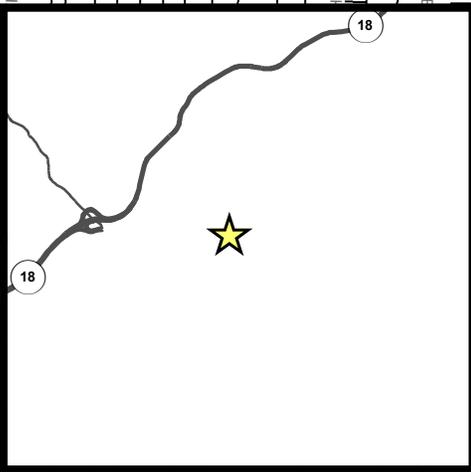
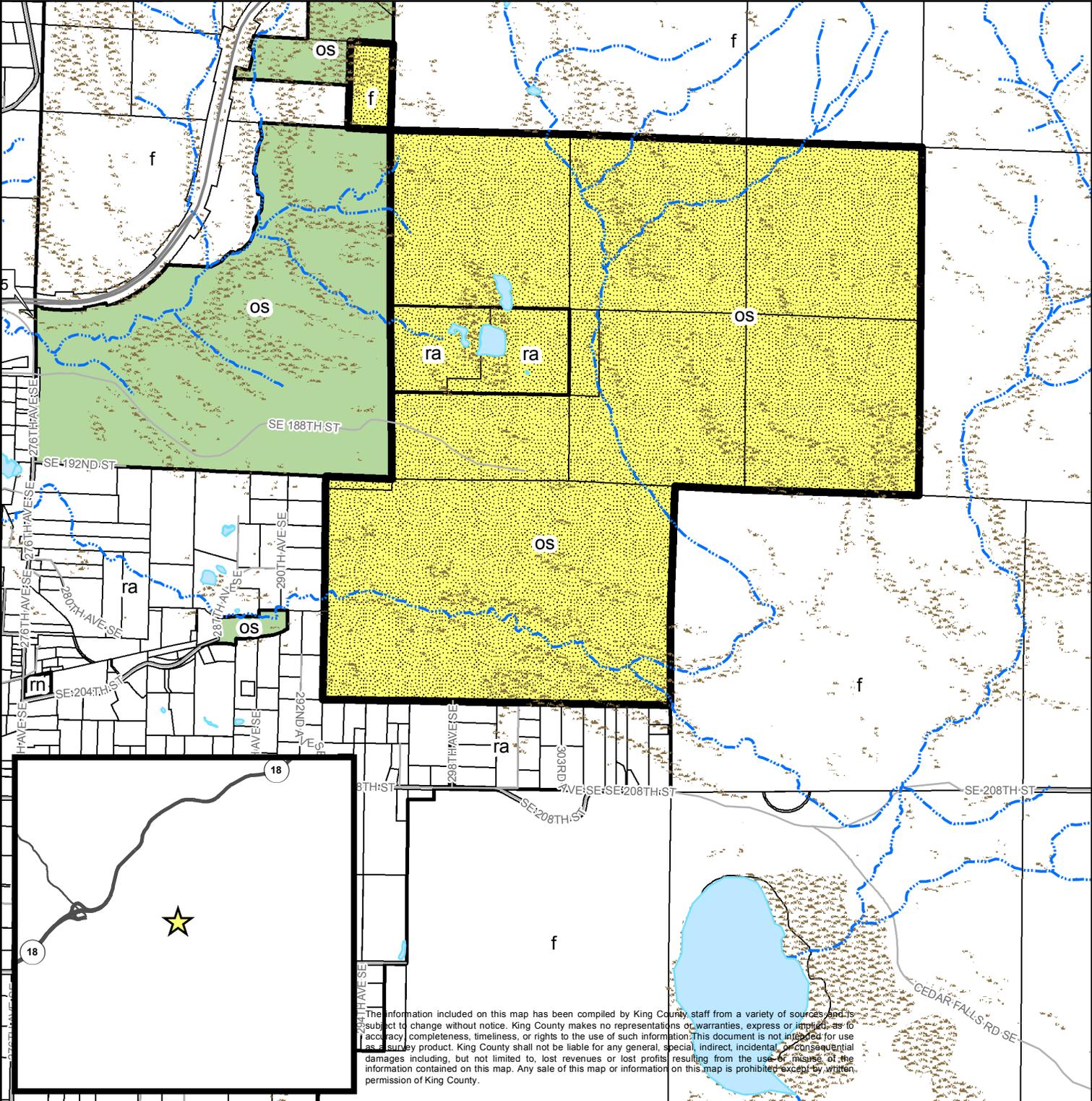
- | | | | |
|--|---|---|--|
|  Study Area |  Park & Ride |  Streams |  Forestry |
|  CPLU |  Railroads |  Waterbodies |  KC Open Space System |
|  Wetland & Steep Slope |  Parcels | |  Rural Area |
|  Incorporated Area | | |  Rural Neighborhood |
|  Urban Growth Boundary | | | |
|  Parks & OS | | | |



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Feet



Date: 10/29/2015



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Area Zoning Study - Taylor Mountain

2016 King County Comprehensive Plan Zoning Proposals

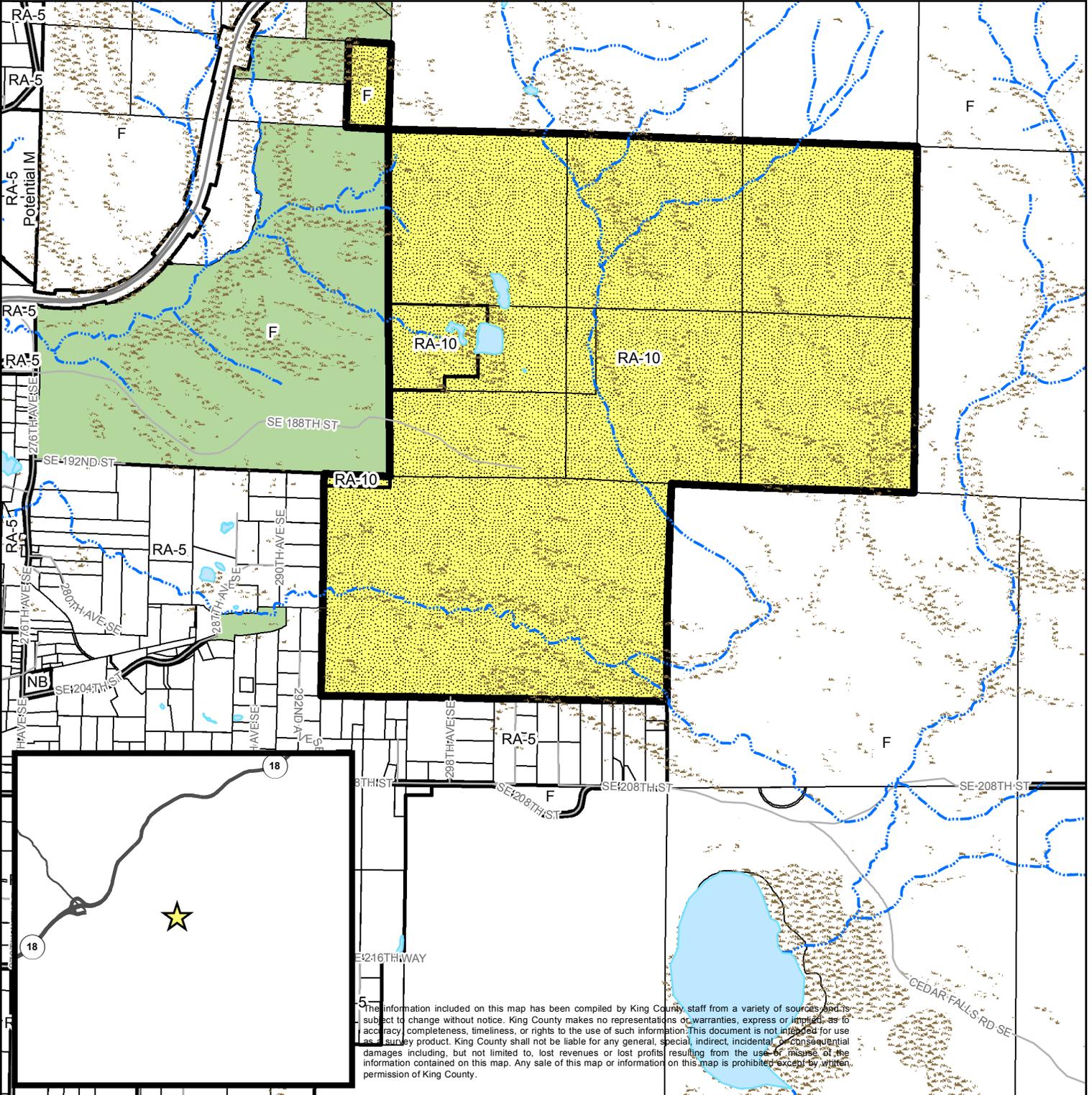
- | | | |
|--|---|---------------------------------|
|  Study Area |  Park & Ride | RA-5 Rural Area, 1 DU/5 acres |
|  Wetland & Steep Slope |  Streams | RA-10 Rural Area, 1 DU/10 acres |
|  Incorporated Area |  Railroads | F Forest |
|  Urban Growth Boundary |  Waterbodies | M Mineral |
|  Parks & OS |  Parcels | NB Neighborhood Business |
|  Zoning | | |



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Area Zoning Study - Taylor Mountain

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

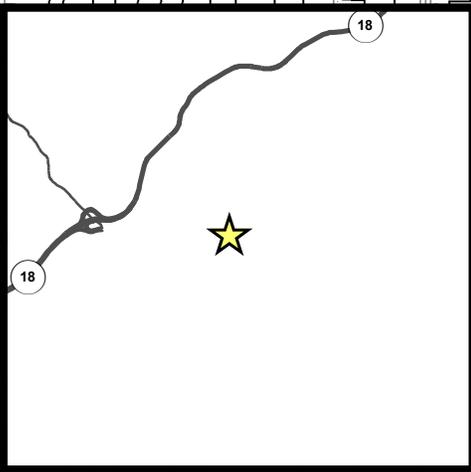
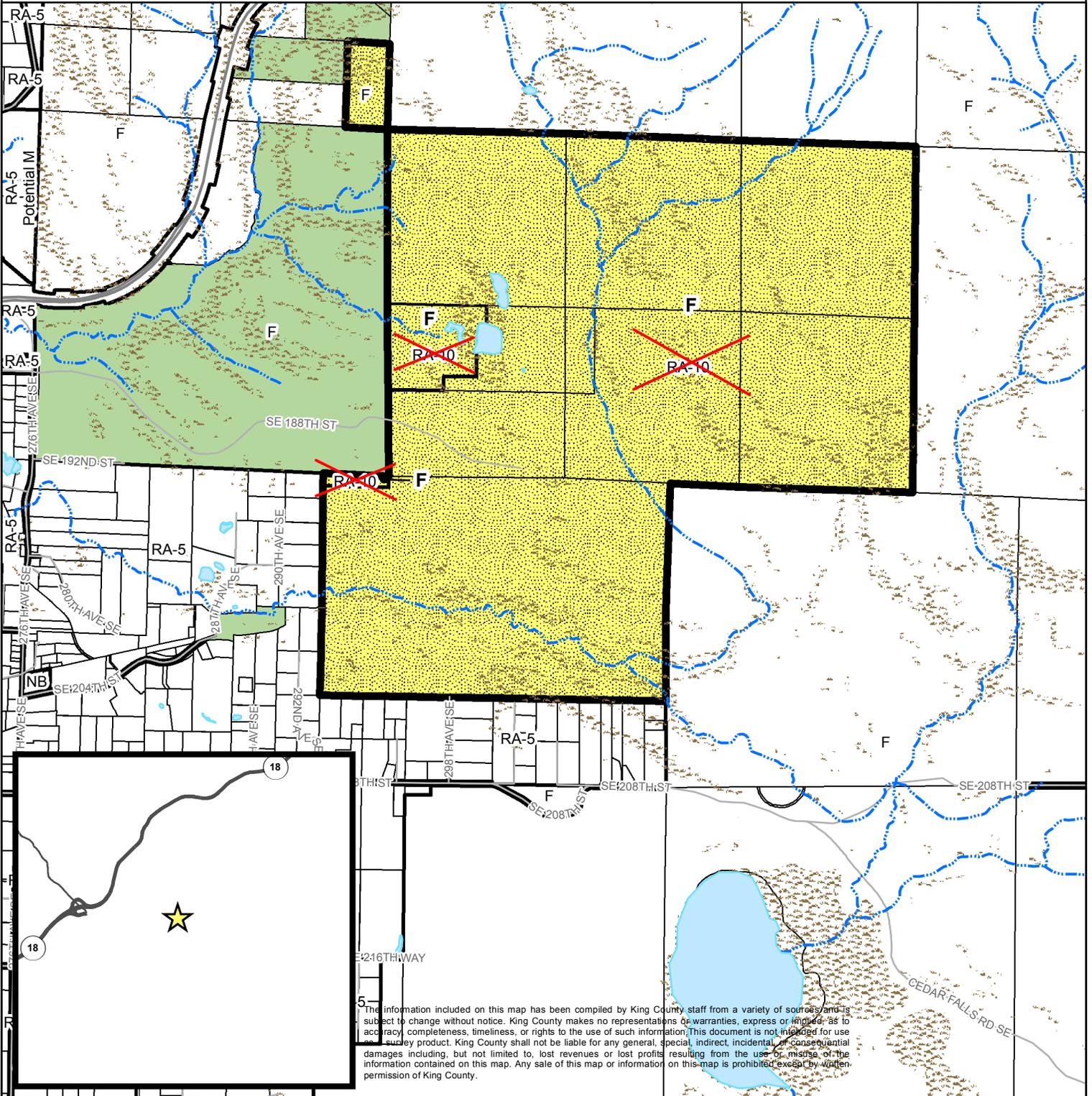
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



0 500 1,000 2,000
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Map Amendment # 5

Tall Chief Golf Course

(Tall Chief 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 5, Township 24, Range 7 as follows:

6

7

8

9

LAND USE

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

12

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

16

17

18

ZONING

19

20

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

21

22

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

23

24

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

26

27

28

29

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

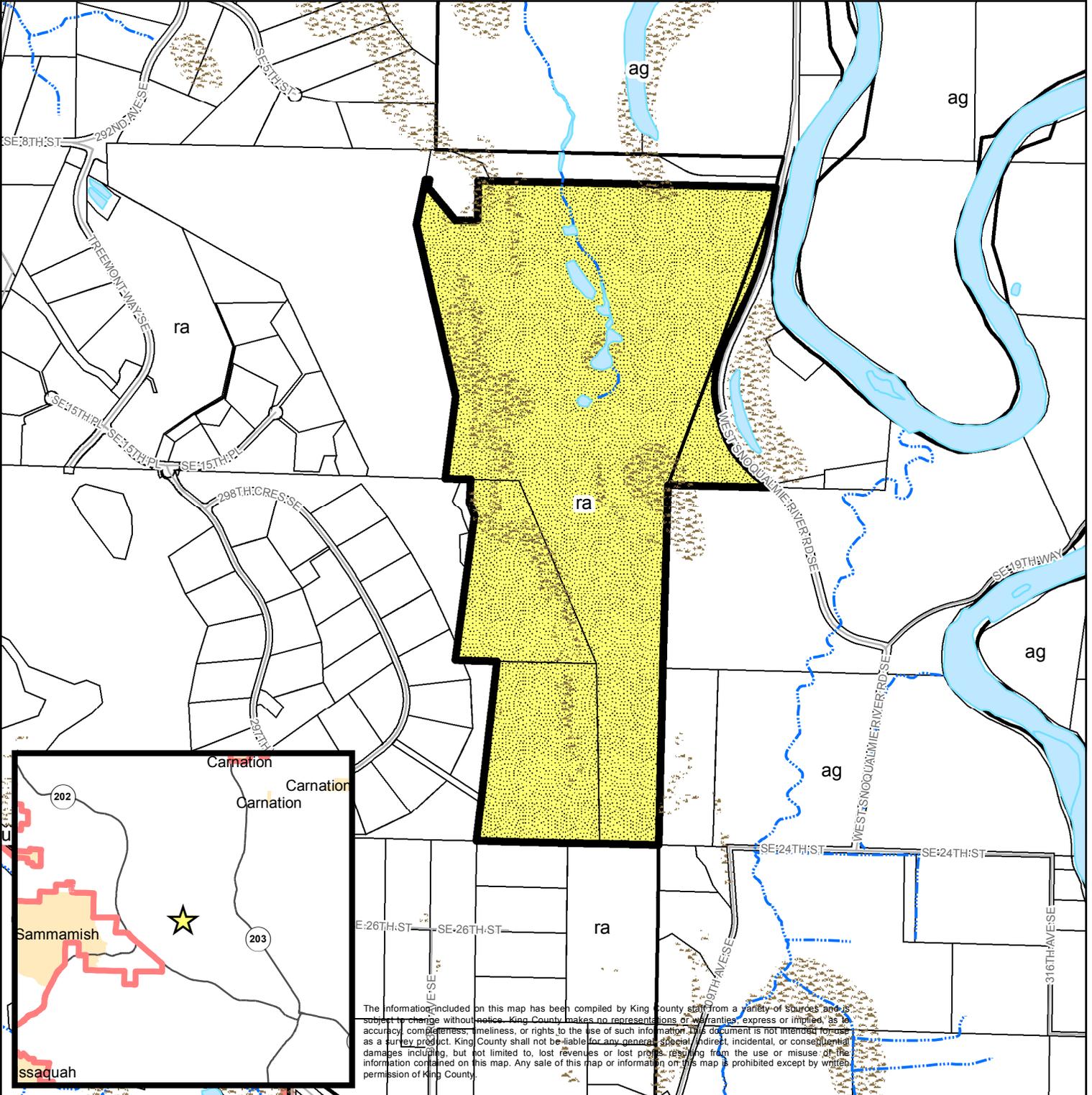
Area Zoning Study - Tall Chief

2016 King County Comprehensive Plan Land Use Proposals

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



Date: 10/28/2015



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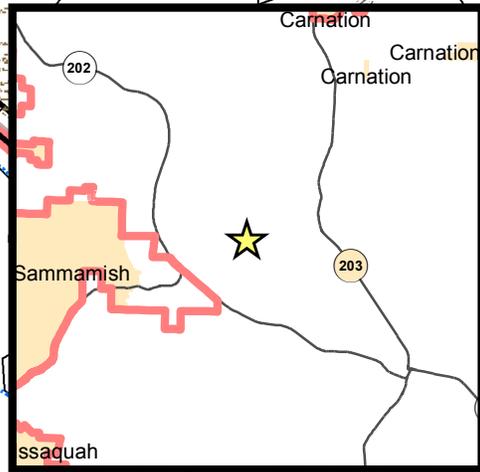
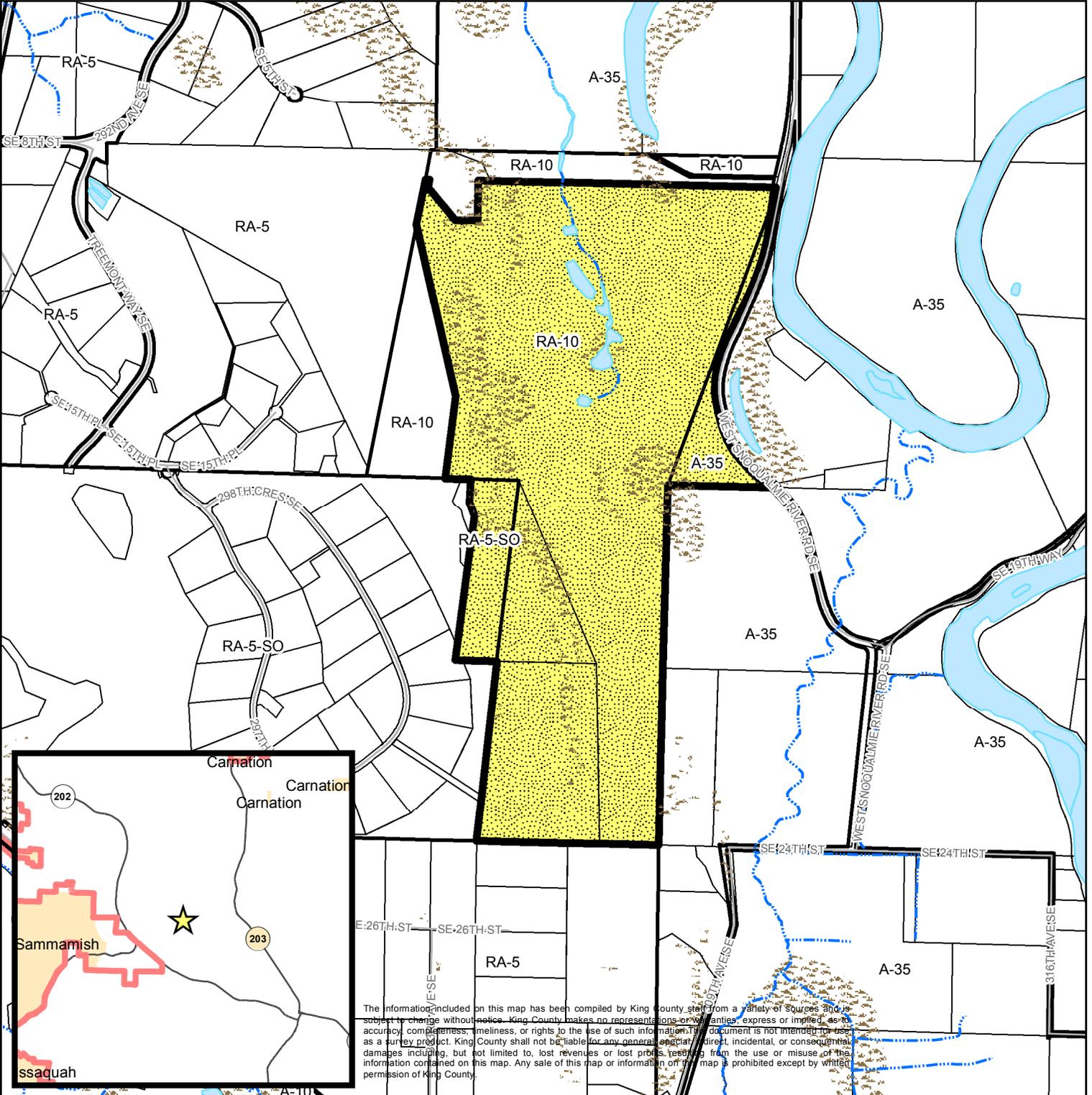
Area Zoning Study - Tall Chief

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



Date: 2/29/2016



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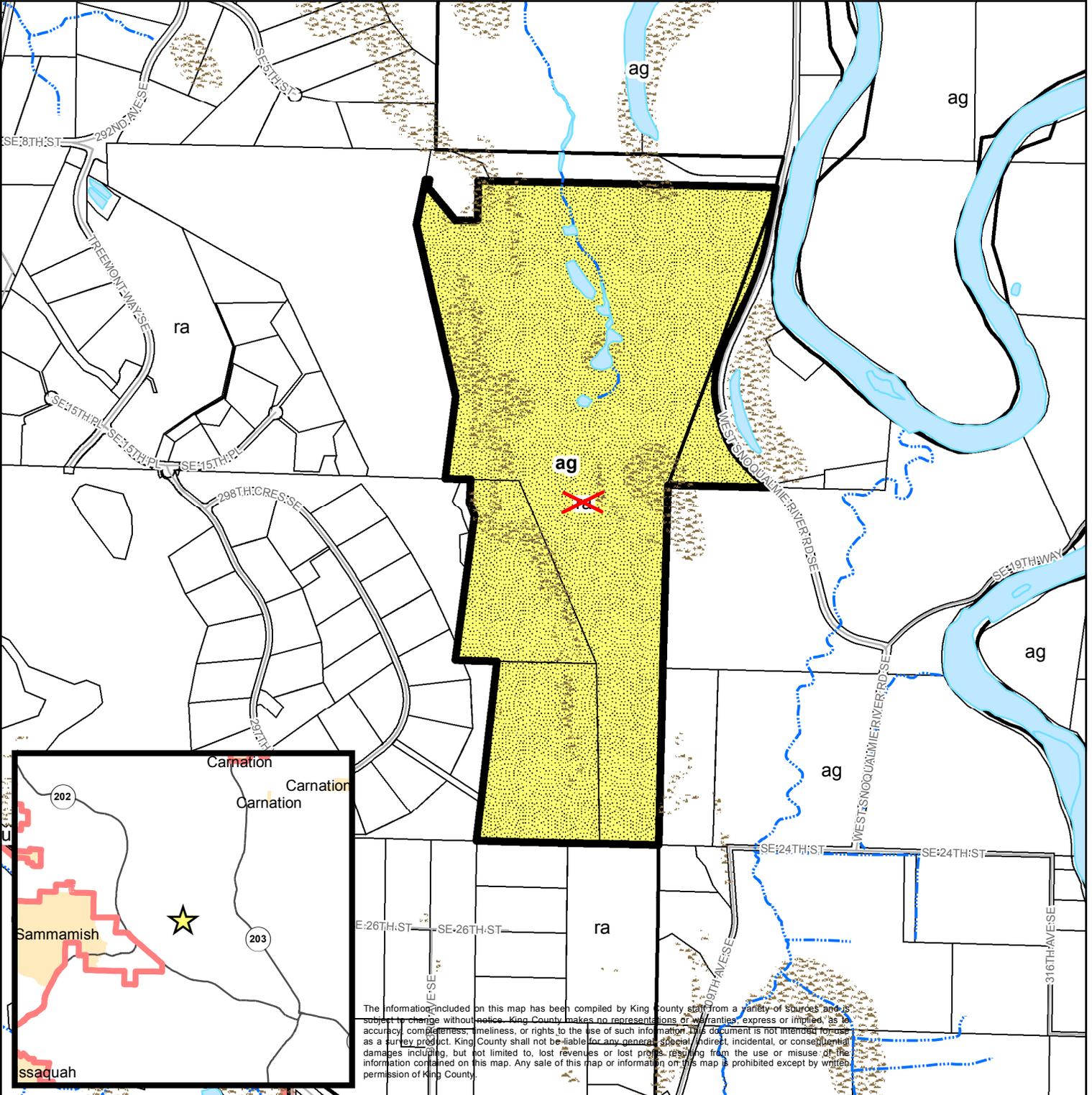
Area Zoning Study - Tall Chief

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 | | |



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Map Amendment # 6

East Cougar Mountain Potential Annexation Area

(E. Cougar Mountain PAA 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 19, 20, 29 & 30, Township 24, Range 6 as follows:

6
7 Redraw the Urban Growth Area boundary near the East Cougar Mountain Potential
8 Annexation Area. The following parcels will be removed from the UGA and their
9 land use will be changed to "ra" and zoning changed to RA-5.

10
11 Recommendation:

- 12 1. Remove the following twenty-four (24) parcels from the City of Issaquah's
13 Potential Annexation and from the Urban Growth Area.
14
15 2. Change the Zoning on all of the parcels from UR-P-SO to RA-5.
16
17 3. Change the Land Use on all of the parcels from UPD to RA.
18

Parcel No.	Acres
1924069020	14.90
2024069014	40.95
3024069024	2.30
3024069036	2.67
3024069037	3.24
3024069038	1.72
3024069043	9.47
2924069097	8.26
2924069011	2.50
2924069015	5.00
2924069016	5.00
2924069017	10.00

Parcel No.	Acres
2924069019	5.00
2924069020	5.00
2924069021	2.50
2924069022	9.24
2924069027	5.00
2924069028	5.00
2924069029	5.00
2924069030	5.00
2924069031	10.00
3024069001	10.35
3024069019	10.00
3024069020	10.00

19
20 Combined, these parcels represent 188 acres and, excluding parcels currently
21 owned by King County, represent 104.59 acres. This is 24.24% of the 776-Acre
22 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

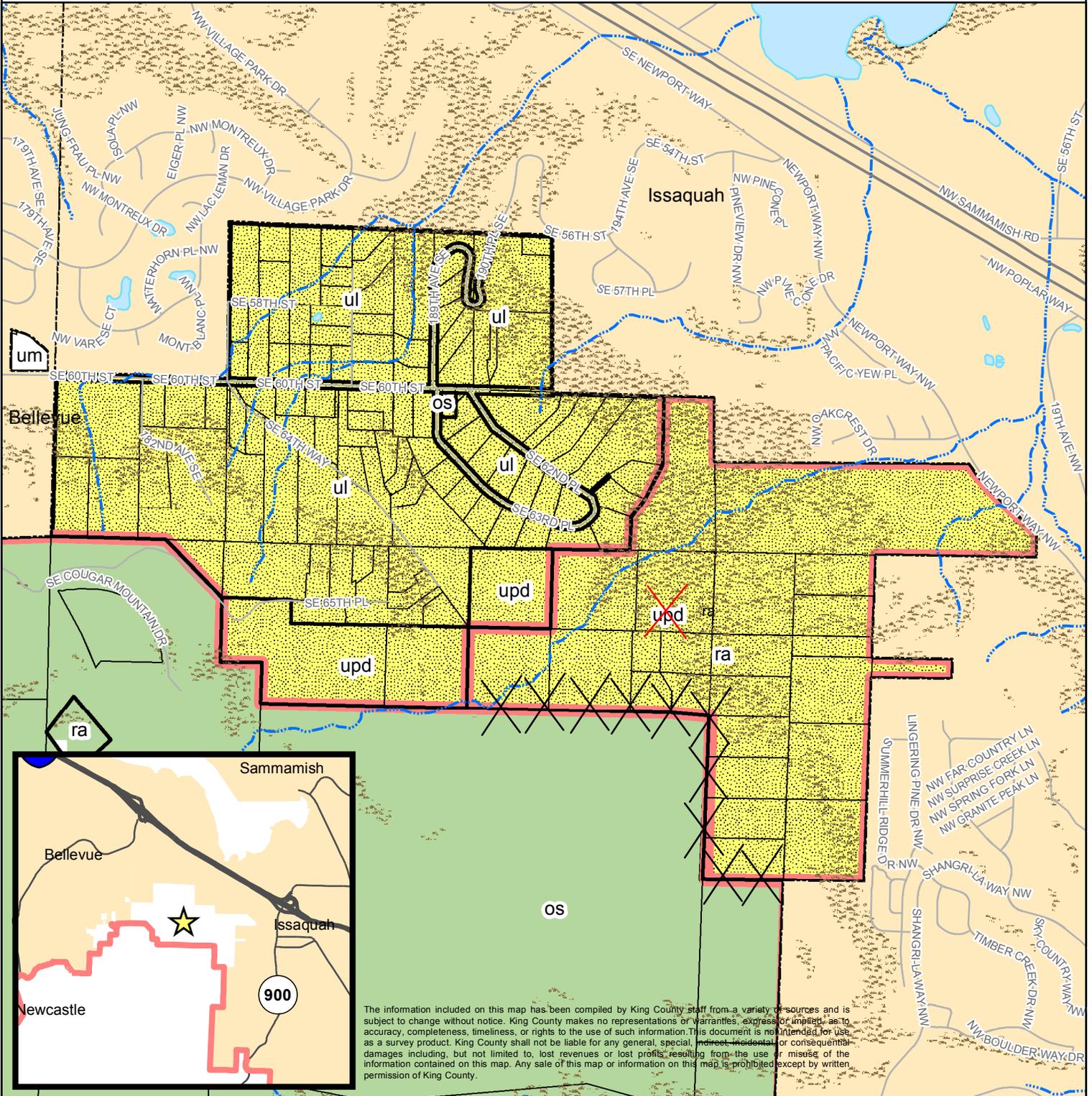
- | | | | |
|--|---|--|---|
|  Study Area |  Park & Ride |  Waterbodies |  King County Open Space System |
|  Wetland & Steep Slope |  Streams |  Railroads |  Rural Area (1du/2.5-10acres) |
|  Incorporated Area |  Parcels |  Urban Planned Development |  Urban Res., Low (1 du/acre) |
|  Urban Growth Boundary | |  Urban Res., Medium (4-12du/acre) | |
|  Parks & OS | | | |
|  CPLU | | | |



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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)

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

3
4
5 Amend Sections 13 & 24, Township 22, Range 5, Section 23, Township 32, Range 5
6 and Section XX, Township XX, Range 6 as follows:

7
8
9 This is a series of countywide technical amendments to the Urban Growth Area that
10 only affects segments of county road rights of way. No private property is affected.
11 Please see the area zoning study for maps and more details.

12
13 Include the right-of-way of the following two segments within the Urban
14 Growth Area so that the adjacent city, not King County, can annex and have
15 long term service responsibility.

16
17 SE 240th Street from western city limits to 180th Avenue SE

18
19 248th Avenue SE from north city limits to SE 433rd Street

20
21 Remove the right-of-way of the following segment from the Urban Growth
22 Area for consistency with adjacent rural roadway segments.

23
24 228th Avenue SE from the north boundary of the UGA to the south
25 boundary of the UGA

26
27
28 Effect: The purpose of these proposed technical adjustments is to facilitate
29 provision of services. In most cases, right-of- way adjacent to a city is proposed to
30 be added to the UGA so that it may eventually be annexed and served by the city.
31 In some cases, the right-of-way is more appropriate to be in the Rural Area, where it
32 will continue to be serviced by King County.

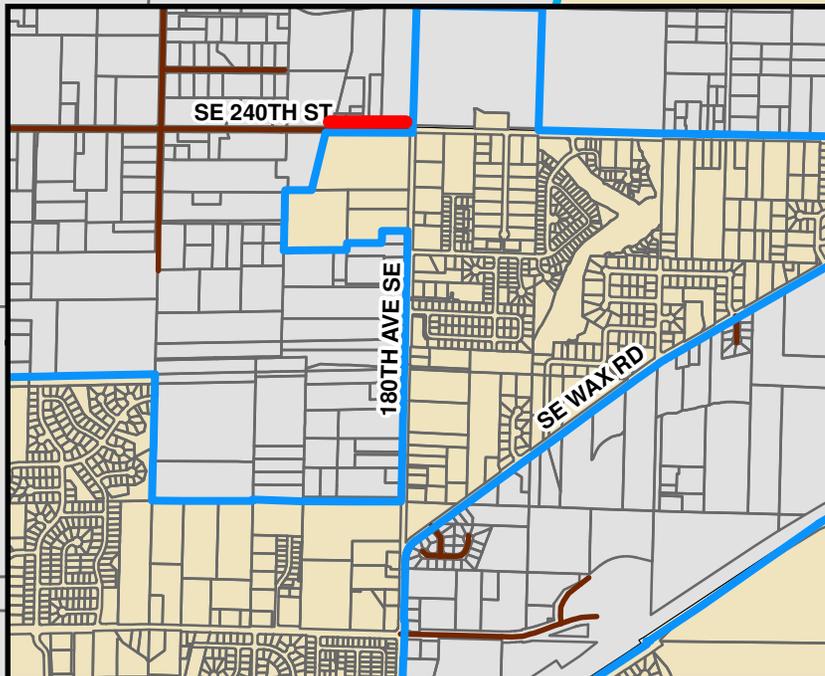
Urban Growth Area Boundary Amendment SE 240th Street

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

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



King County

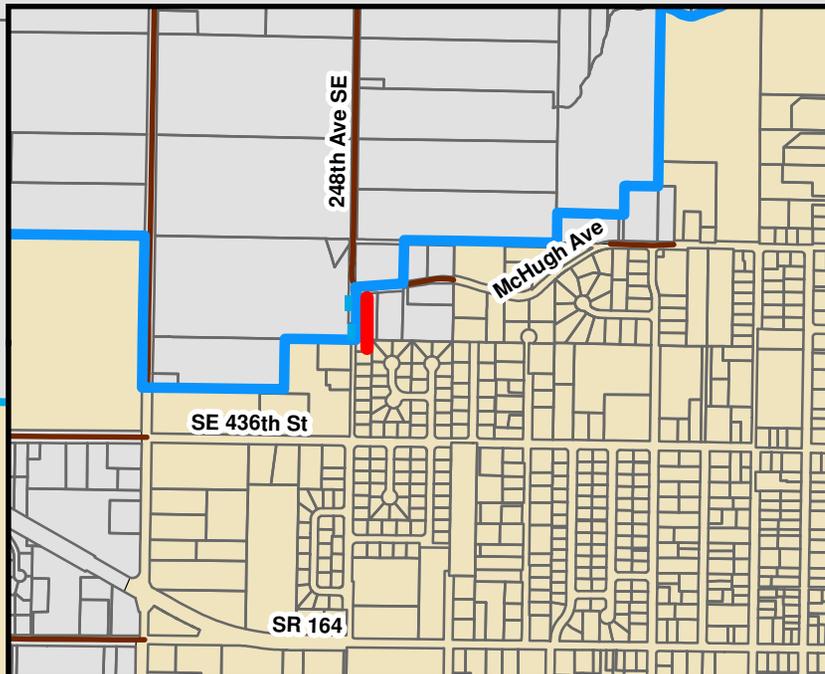
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Urban Growth Area Boundary Amendment 248th Avenue SE

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.



Enumclaw

HIGHPOINT ST

- 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

SE 436TH ST

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 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



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