

CHAPTER 10

COMMUNITY PLANS

Though typically separate from the King County Comprehensive Plan, some community plan policies have been incorporated into the comprehensive plan. These policies apply to specific geographic areas of King County. The original community plan policy number appears in parentheses at the end of each policy.

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the GMA, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center – see Section XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

The following section contains those community plan policies that are readopted as part of the King County comprehensive plan, and community plan policies that have been amended through subarea plans. This section also contains policies that have been adopted subsequent to community plans, but are specific to individual community planning areas. This chapter is reviewed during each 4-year cycle

update and policies that directly pertain to areas no longer under King County jurisdiction because of annexation or incorporation are deleted.

I. Bear Creek

The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments (UPDs). After the 1994 Comprehensive Plan's urban designation of the UPD sites was appealed and remanded to the county, the sites in question were redesignated for Fully Contained Communities (FCCs) as defined in the Growth Management Act, as well as UPDs (See policy U-178). The readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

- CP-101** **To provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek, the Novelty Hill subarea should be designated an urban planned development (UPD) and fully contained community (FCC). This designation will be implemented by urban planned development. (BC-3)**
- CP-102** **Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:**
- a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies, and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.**
 - b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.**

- c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and**
- d. Groundwater recharge areas should be identified and protected to ensure that groundwater resources are protected from potential pollution.**
- e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with the Integrated Transportation Program (K.C.C. chapter 14.65).**
- f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected jurisdictions, and the method of phasing development to coincide with availability of these public services.**
- g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.**
- h. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single-family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.**
- i. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.**
- j. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.**

- k. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.
- l. The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.
- m. The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.
- n. In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.
- o. Development conditions for the shopping and business park areas should encourage high quality development and site design.

The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be RA-5. (BC-4)

CP-103 Sewer facilities necessary to serve urban planned development on Novelty Hill are planned, designed and constructed to serve only such development and are prohibited from serving nearby surrounding low-density urban and rural areas. Proposals to extend sewer service or expand urban development outside the Novelty Hill subarea are not appropriate and are inconsistent with the purpose of the King County Comprehensive Plan. (BC-5)

CP-104 The Novelty Hill urban planned development or fully contained community shall contain a commercial area of sufficient size to serve the future residents and employees. (BC-17)

CP-105 The natural drainage systems of Bear, Evans, and Patterson Creeks should be restored, maintained, and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs, and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which eliminate increased risk of flooding and erosion, negative impacts on water quality, and loss on aquatic or riparian habitat. (BC-32)

- CP-106** An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new development in the Bear Creek Planning Area. (BC-34)
- CP-107** Bear, Evans, and Patterson Creeks and their tributaries should be protected from grazing animal access in order to: 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation to reestablish along stream banks. (BC-35)
- CP-108** Streams channeled in the Bear, Evans, and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used. (BC-38)
- CP-109** New development should rehabilitate degraded stream channels and banks in the Bear, Evans, and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state. (BC-39)
- CP-110** Unique or significant wildlife should be identified and preserved. Development plans should identify significant wildlife habitat and should locate buildings, roads, and other features on less sensitive portions of the site. These considerations may result in a reduction in density from that otherwise allowed by zoning. (BC-40)
- CP-111** The Bear and Evans Creeks' watersheds have been designated as critical areas for protection of the aquatic resources and human health. The following surface water management activities should be promoted.
- a. Appropriate and reasoned changes in land use policies and regulations may be evaluated during the preparation of the Bear/Evans Creeks Basin Plan.
 - b. Ensure adequate field inspection of land development activities.
 - c. Implement a public information program to promote water resources and stream channel protection.

- d. **The Bear and Evans Creeks Basin Plan shall develop recommendations for water quality monitoring and recommended methods for citizen input and evaluation to assess the success of the county's policies and regulations pertaining to this planning area. (BC-41)**

- CP-112 Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both city and county development affecting the corridor.**
- Mitigation shall preserve the operational integrity of the corridor and maintain existing local access. The primary arterial corridor between the Novelty Hill urban area and SR-520 should be located and designed to encourage transit and ride-sharing alternatives to single-occupant vehicle travel.**
- Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore planning areas, adjacent areas of Snohomish County, and with the cities of Redmond and Kirkland, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek and Redmond development should be strongly linked to the provision of adequate transportation facilities and travel demand management programs. (BC-45A)**
- CP-113 Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development. (BC-47)**
- CP-114 Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. (BC-49)**
- CP-115 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR-202) is a historic road and should be preserved by restoring its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting Union Hill Road and 185th/187th Avenues Northeast. (BC-50)**

- CP-116** Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR-202, Redmond-Fall City Road, Novelty Hill Road, and Woodinville-Duvall Road. (BC-52)
- CP-117** The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish planning area and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)
- CP-118** When the development of property occurs in Bear Creek, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables, and recreation areas. (BC-62)

II. East Sammamish

The East Sammamish Community Plan was adopted in December 1992. The East Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated for urban development, but important rural areas included Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use designations of the East Sammamish Community Plan Update. The major changes from the community plan occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and the designation of a portion of Grand Ridge for urban growth. Most of the readopted policies address drainage, transportation and road design.

- CP-201** For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas. (NE-1)
- CP-202** As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation. (NE-3)
- CP-203** Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other non-point source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from non-point source pollution. (NE-7)
- CP-204** Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values. (NE-10)

- CP-205** All golf course proposals shall be carefully evaluated for their impacts on surface and groundwater quality, sensitive areas, and fish and wildlife resources and habitat. (NE-11)
- CP-206** Water used for irrigating golf courses should come from nonpotable water sources wherever possible. Use of natural surface water sources, such as streams, should be avoided due to impacts on fish and other wildlife habitat. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought-tolerant plant species. (NE-12)
- CP-207** The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams. (No Community Plan Policy Number)
- CP-208** The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)
- CP-209** New developments should be designed and constructed with an internal road system which includes a Neighborhood Collector linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkage should be designed to ensure safety of local streets. Through traffic on local access streets should be discouraged. (T-9)
- CP-210** Metropolitan King County Government should establish park-and-ride facilities in the East Sammamish Community Planning area. Park-and-ride facilities should be built along 228th Avenue and/or adjacent to I-90 and SR-202. The park-and-ride lots should be sited adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems. (T-13)

- CP-211** Consistent with the King County Open Space Plan, the county shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The county may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation. (P-11)
- CP-212** Urban separators should be established to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. (P-17)
- CP-213** There are areas within the urban separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the urban separators. (P-18)
- CP-214** When the development of properties occurs in the East Sammamish planning area, public access or easements should be required to complete the development of a local trail system for those areas where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process. (P-23)

III. Enumclaw

The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw Community Plan's land use designations.

- CP-301 All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property. (EN-12)**

- CP-302 King County should work with landowners on either side of SR-410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)**

- CP-303 King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area. (EN-23)**

Enumclaw's expansion area, like that of other rural cities, is shown on the King County Comprehensive Plan Land Use Map.

- CP-304 King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**
 - a. Commitment from the city to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
 - b. Commitment from the city to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
 - c. Commitment from the city that the extension of public services to meet the needs of future residents will maintain service levels to existing city residents.**
 - d. Commitment that the city will continue environmental protection for sensitive areas, (including but not limited to flood plains, steep**

slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.

- e. Commitment from the city to use measures to buffer or protect abutting forest or agriculture resource lands.
- f. Commitment that the city will provide protection of historic sites and areas equal to the county's Historic Preservation Ordinance.
- g. Commitment by King County to consult with the city on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.
- h. Commitment by King County to notify the city of development proposals in the expansion area and to consult with the city to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards.
- i. Commitment by King County to notify the city of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the city where applicable to condition development approvals to mitigate adverse impacts on city services.
- j. Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation. (EN-40)

CP-305 Access to state park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road. (EN-56)

CP-306 Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)

CP-307 Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without an amendment to the King County Comprehensive Plan. (EN-71)

IV. Federal Way

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

V. Highline

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the unincorporated area population (down more than 38 percent between 1990 and 1994).

None of the Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in 1994 as part of the comprehensive plan but published separately. (See Section XIII.)

VI. Newcastle

The Newcastle Community Plan commenced in 1978 and was adopted in May 1983. The final adopted plan designated three sites for Master Planned Developments (MPDs), but stipulated that only two MPDs could occur without an update of the community plan. One MPD was approved by the county in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993 and the City of Newcastle was incorporated in 1994, so the noncity portion of the planning area's population fell 13 percent between 1990 and 1994 even though the whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The planning area also includes some areas designated Rural by either the 1985 or 1994 King County Comprehensive Plans.

- CP-601 King County supports the nomination of the Odd Fellows Cemetery and counterbalance right-of-way to the National and State Registers of Historic Places. (N-33)**

- CP-602 Limit grazing animal access to May Creek and its tributaries in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish along stream banks. (N-41)**

- CP-603 May Creek is acknowledged as a regional asset and should be protected. Thus, King County shall not increase zoning density on lands that drain into May Creek (i.e. the May Valley Basin) without first determining and implementing surface water runoff mitigation necessary to control flooding and siltation in May Creek.**

VII. Northshore

The Northshore planning area has been one of King County's faster-growing planning areas. The first "Northshore Communities Development Plan" began in 1972-73 and was adopted in August 1977. Almost immediately the Northshore Community Plan Revision Committee was established, and the "Revised Northshore Community Plan" was adopted in 1981.

The latest Northshore Community Plan Update began in July 1988 and was adopted in February 1993. During 1993, the newly incorporated City of Woodinville assumed jurisdiction within its territory. Portions of the planning area have been annexed by Bothell, Kirkland and Redmond. Kenmore, a significant unincorporated activity center, became a city in August 1998.

- CP-701** **The north and east slopes of Norway Hill have an established neighborhood character and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities. (E-10)**
- CP-702** **The undeveloped area to the south of Metro's Brickyard Park and Ride lot should retain its office-only designation in recognition of its proximity to a major transportation corridor and the need for increased employment opportunity in proximity to planned high-density residential areas. (E-13)**
- CP-703** **King County, Snohomish County, the City of Bothell, and the City of Woodinville should work on specific areas of mutual concern, such as the Swamp Creek and Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed regional facilities of the University of Washington, and the future expansion of the City of Bothell. (E-25)**
- CP-704** **Significant vegetation is a diminishing resource in the Northshore community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Northshore. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-17)**

- CP-705** New development must provide pedestrian connections to off-site facilities such as existing trails, walkways, community facilities and services, transit, schools and surrounding residential neighborhoods. Pedestrian links should be provided internally in all new residential development. Bicycle and equestrian links should be provided where possible. (R-19)
- CP-706** King County recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks outside of the Woodinville and Kenmore commercial core areas are designated for mobile home park uses, and shall be zoned appropriately.
- King County shall continue to examine the feasibility of funding and developing a replacement mobile home park in north King County for displaced mobile homes on county-owned or privately owned sites.
- King County should develop interlocal agreements with the cities of Bothell, Redmond, Kirkland, Woodinville and Kenmore for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-21)
- CP-707** Roadway improvements addressing the transportation needs in the Sammamish Valley from the South Woodinville bypass to Northeast 124th Street should carefully preserve the rural character of the valley as indicated by this and other adopted land use plans. Incorporating roadway design characteristics, such as tree windbreaks and shoulders instead of curb and gutter, will enhance this rural atmosphere. Access from adjacent properties to the proposed Willows Road extension shall be discouraged. Where access is necessary from adjacent properties, access shall be consolidated. (T-11)
- CP-708** Transportation projects in Northshore should incorporate bicycle friendly design, utilizing a variety of design techniques appropriate to the particular project and right-of-way characteristics, including, but not limited to, bicycle lanes, wide outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and appropriate signing. Existing bicycle facilities should be preserved or enhanced when general road improvements are made. Secure parking for bicycles should be provided at activity centers throughout Northshore. (T-33)

- CP-709** Pedestrian and bicycle linkages are encouraged and should be planned. There should also be a link for equestrian uses from Hollywood Hill and NE 171st Street to the Sammamish River trail in the vicinity of the South Woodinville CBD bypass. (W-14)
- CP-710** Protection of natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels should be required through special zoning requirements, critical drainage basin requirements, or countywide ordinance. When revegetation is required, appropriate native vegetation should be used. (NR-4)
- CP-711** Unique geologic conditions in Northshore have resulted in hillsides that have a high risk of large scale erosion. Increased on-site retention/detention requirements in areas drainage over steep and erosive slopes should be adopted and implemented as special zoning requirements. (NR-9)
- CP-712** A community-wide trail system for pedestrians, equestrians, and bicyclists should be developed. This trail system should connect regional trails with local trails and walkways. (P-6)
- CP-713** When the development of properties occurs in the Northshore Planning Area, public access or easements should be required to complete the development of a local trail system. Adequate right-of-way should be provided for trail use. To ensure that the provision of trail corridor right-of-way does not result in a reduction in the number of permitted building lots, the area within the trail right-of-way, not otherwise credited as part of a road right-of-way dedication, should also be credited toward the lot area of any proposed development. Trails should connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. (P-9)
- CP-714** King County should work closely with other jurisdictions and public agencies to seek appropriate trail links between elements of the open space system including, but not limited to the Burke-Gilman trail, Sammamish River trail, and the Tolt Pipeline Trail. (P-10)
- CP-715** Existing public access points to the Sammamish River should be maintained and additional access points acquired and developed to ensure the use of this river as trail corridor and fishing area. (P-11)

VIII. Shoreline

The Shoreline Community Plan was commenced in March 1977 and adopted in August 1980. The new City of Shoreline commenced operating in August 1995; between Shoreline and Lake Forest Park the planning area has very little unincorporated territory left, all of which is in one or the other city's Potential Annexation Area (PAA).

All of the unincorporated share of the planning area's 2012 household growth target will be accommodated within the new City of Shoreline. Therefore, none of the Shoreline Community Plan's policies are readopted.

IX. Snoqualmie

The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural and Resource Lands land use map designations of the community plan.

- CP-901** **King County, in cooperation with the Valley cities, and state and federal agencies, should conduct a study of baseline conditions and cumulative impacts of development on the Snoqualmie River's water quality, and identify methods of equitably controlling these impacts. (SQP-1 through SQP-6)**
- CP-902** **Wildlife populations in the Snoqualmie Valley planning area are recognized as a regionally important resource and an important characteristic of the area's rural character. Special studies should be undertaken, in cooperation with the Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to develop mitigation measures to protect the continued viability of the area's wildlife populations. Should these studies indicate unmitigatable impact affecting wildlife populations due to the land uses allowed by the plan, a comprehensive plan amendment study will be undertaken to provide for the continued existence of this valuable resource. (SQP-17)**
- CP-903** **Properties in erosion-prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents through reducing or eliminating the occurrence of gully formation and sever erosion. These conditions may include:**
- a. A drainage control plan;**
 - b. Installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and**
 - c. Runoff control requirements. (SQP-21)**
- CP-904** **King County will oppose annexations to Snoqualmie Valley cities that currently contain designated floodplain lands until interlocal agreements have been**

enacted to advance the policies and standards set forth in the comprehensive plan. (SQP-27)

CP-905 **The Shoreline Environment designations of the King County Shoreline Management Program should be consistent with comprehensive plan land use map designations and zoning. King County should initiate the shoreline redesignation process consistent with K.C.C. 25.32.130. (SQP-32)**

CP-906 **Until expansion areas are annexed, zoning for the expansion areas shall be urban reserve at five acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area. (SQP-57)**

Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion area for each city.

CP-907 **King County will support development within the Snoqualmie Valley cities of Duvall, Carnation, Snoqualmie and North Bend and annexation and development of lands within their expansion areas, when each city demonstrates that its wastewater and storm water treatment systems for the existing and proposed city jurisdiction will not degrade the water quality of the Snoqualmie River and its tributaries. (SQP-58)**

CP-908 **King County will not support Snoqualmie Valley cities' annexations into expansion areas until each city has adopted mechanisms to reduce flood and channel migration hazards within its jurisdiction. (SQP-59)**

CP-909 **King County shall initiate an amendment to the King County Comprehensive Plan if the cumulative impact of development of the cities' expansion areas will reduce the quality of the Snoqualmie River and its tributaries below the current "A and AA" standards. (SQP-61)**

- CP-910** King County shall support annexation of the expansion area only when Carnation implements a long-term, nonstructural program to reduce flood damages on floodplains land within its jurisdiction. (SQP-68)
- CP-911** Achieving a long-term solution to flood damages within the City of Snoqualmie is one of King County's highest priorities for this planning area. (SQP-70)
- CP-912** King County intends to assist the City of Snoqualmie to develop a long-term solution and an implementation program which will reduce the risk from flooding and channel migration in the city. (SQP-73)
- CP-913** If the long-term solution to reducing the risk from flooding in the City of Snoqualmie is determined to have basin-wide impacts, these impacts shall be reviewed by the King County River and Floodplain Management Program or its equivalent to identify any additional mitigations that may be required. If the long-term solution to reducing the risk from flooding is demonstrated to not have basin-wide impacts, it should be implemented as soon as possible and would not require a second, basin-wide, review of impacts and mitigations. (SQP-74)
- CP-914** King County urges a public/private resource commitment to implement a long-term solution to flooding in the City of Snoqualmie. (SQP-75)

Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.

- CP-915** Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City of Snoqualmie, King County will support annexations in expansion areas when consistent with all appropriate policies herein and when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-77)
- CP-916** Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall not occur until completion of detailed planning, preparation and review of project-level Environmental Impact Statement(s), and a determination of required mitigations and amenities. The range of land uses to be allowed and the mitigations and amenities to be

required shall be embodied in a binding Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands.

- CP-917** The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address aquifer recharge issues, and potential impacts to the water quality and quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and all streams that flow off-site.
- CP-918** Based on the findings of the Environmental Impact Statement(s), the Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands in the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall establish a program for long-term monitoring of the water quality and quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing off-site.
- CP-919** The Development Agreement shall also outline the remedies necessary if the monitoring program leads to findings that development activities on the annexation lands are the cause for adverse impacts to the water quality and/or quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of streams flowing off-site. The owners of the annexation lands shall be responsible for the monitoring program and correction of any impacts determined to have been caused by their development activities. Remedies may include connection to the public water system, or construction of alternative wells.
- CP-920** The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address traffic safety issues, with a focus on safety concerns for rural homeowners dependent upon the southern stretch of the Snoqualmie Parkway for access to their homes. A range of alternatives to improve safety at the intersection of the Snoqualmie Parkway and SE 96th Street, including signalization, road widening and turn lanes shall be explored.
- CP-921** Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive

Water and Sanitary Sewer Plans to determine the full range of improvements landowners within the annexation will be required to provide.

- CP-922** A Drainage Master Plan shall be required for any new development of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area. Stormwater facility design shall adhere to the standards in the most recent update of the King County Design Manual, or of the Snoqualmie Storm Drainage Plan, whichever is the most stringent.
- CP-923** There shall be no road connections between the Phase 1 addition to the City of Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning Area, unless future analysis determines a restricted emergency access is necessary for safety purposes.
- CP-924** There shall be no road connections between the Phase 2 addition to the City of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.
- CP-925** To protect the rural character of the neighborhoods surrounding the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.
- CP-926** King County supports the continued industrial use of Weyerhaeuser's Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)
- CP-927** King County will support annexations of land in North Bend's expansion area when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-81)
- CP-928** Commercial and light industrial land uses are appropriate along SE North Bend Way subject to special development conditions to mitigate impacts. (SQP-82)

A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.

CP-929 **Commercial and industrial zoned land (including potential-commercial or potential-industrial zoned land) within the City of North Bend's Urban Growth Area (UGA) are planned for nonretail, resource-based and highway-oriented uses. These uses shall be served by public sewers.**

CP-930 **The area between Tanner and the Edgewick Interchange, south of SE 140th and north of I-90, is appropriate for nonretail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development. (SQP-84)**

CP-931 **Land uses adjacent to the Edgewick Interchange shall be limited to highway-oriented commercial uses that do not impact ground water, and serve the traveling public. (SQP-85)**

CP-932 **The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not impact ground water. (SQP-86)**

The Fall City policies in this section were revised through a subarea planning process involving members of the Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee identified the following elements that local residents value about their town:

- It is surrounded by agricultural and forest lands that are entirely rural;
- It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
- It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
- It includes compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;
- It provides rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety);

- It offers scenic vistas, open space, and rural and resource uses surrounding Fall City; and
- It has a small rural town identity.

CP-933 **Fall City is an unincorporated rural town which shall have overall residential densities of one to four dwelling units per acre.**

CP-934 **All property within the downtown Fall City business district is zoned Community Business (CB) and is included within a designated Special District Overlay (SDO). Development within the SDO is permitted using an on-site septic system approved by the Seattle-King County Health Department. Development is also permitted using either an alternative wastewater disposal system approved by the Seattle-King County Health Department (such as a community drainfield) or a self-contained sewage conveyance and treatment system approved by the Department of Ecology, provided that:**

- a. **The selected system shall be designed and constructed to serve only properties located within the designated SDO;**
- b. **The business and commercial property owners in the SDO are responsible for the operation and maintenance of the selected system;**
- c. **The County's role should be to provide technical assistance in the development and implementation of the selected system;**
- d. **If the selected system fails, and to prevent a potential health hazard, requires connection to the King County regional wastewater system, any such sewer conveyance shall be tight-lined and shall under no circumstance be used to provide sewage disposal service to residential properties in Fall City, except as provided by policy R-508; and**
- e. **No costs to implement the selected system or to connect to the County's regional wastewater system shall be borne by properties outside the SDO. Funding from grants, loans and other outside sources may be used to help fund the system, and the County may assist in the pursuit of this additional funding.**

CP-935 **The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of**

utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.

- CP-936** Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.
- CP-937** King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.
- CP-938** King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.
- CP-939** Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.
- CP-940** Land uses at freeway interchanges without existing commercial or industrial development, and outside rural neighborhoods and rural cities, are designated rural residential to support development in rural neighborhoods and rural cities, and to preserve the scenic nature of the corridor. (SQP-98)
- CP-941** New development at the Exit 22 Interchange shall not expand beyond the area designated in this plan and shall not adversely impact surrounding rural residential areas. All uses should be planned and sited to use long-term onsite waste disposal systems. (SQP-99)

CP-942 The existing two acres of land currently zoned for commercial use at Preston (Exit 22) is recognized, but no additional land for commercial uses is designated. (SQP-100)

CP-943 The presence of the Snoqualmie Tribe in the planning area has important historic and cultural significance for the Puget Sound region. The following places, recognized by the tribe as historically, culturally and archeologically important, should be considered for inclusion in the King County historic sites survey, and designation to local and/or national register of historic places.

The tribe recognizes the following areas as culturally significant:

- a. Snoqualmie Falls;
- b. The banks of the Snoqualmie River between the falls and the three forks confluence area;
- c. Fall City Indian Cemetery;
- d. Banks at the confluence of Snoqualmie and Raging Rivers;
- e. Banks at the confluence of Snoqualmie and Tolt Rivers;
- f. Fall City Park (site of John Sanawa's Council House and the first white school);
- g. Mt. Si; and
- h. Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)

CP-944 King County recognizes the spiritual, historic, cultural and recreational value of the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed and sited to protect these values. (SQP-123)

CP-945 Because of the spiritual significance of the area at the base of the falls to the various tribes in the Puget Sound region, this area of the falls should remain free of development and open for public access. (SQP-124)

CP-946 The community of Preston is a significant cultural and historic reminder of the planning area's roots in the logging industry. The existing land use designation shall be maintained, and new development should respect the existing character of the community. (SQP-125)

CP-947 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses. This area is designated for industrial uses to recognize existing industrial use and vested applications for new industrial development.

The boundaries of this industrial area are permanent. No expansion of the designated industrial area will be permitted, and any effort to expand its boundaries is recognized as contrary to the Growth Management Act, including the 1997 amendments.

Any industrial development or redevelopment in the designated industrial area (excluding reconstruction in the event of accidental damage or destruction, or tenant improvements entirely within the building structures) shall be conditioned and scaled to maintain and protect the rural character of the area as defined in RCW 36.70A.030(14) and to protect sensitive natural features.

New industrial development or redevelopment (excluding structures and site improvements that existed or are vested by applications as of May 24, 1996, or tenant improvements entirely within building structures), on lots not subject to restrictions and conditions consistent with those reflected in Recording No. 9708190805 must be dependent upon being in the Rural Area and must be compatible with the functional and visual character of rural uses in the immediate vicinity and must not encourage or facilitate conversion or redesignation of nearby Rural and Rural Neighborhood lands to commercial, industrial or urban uses.

The boundaries of this industrial area shall be those properties within the Preston Industrial Water System, as set by King County Ordinance 5948, with the exception of parcel #2924079054.

CP-948 King County supports efforts of the community of Preston to achieve recognition of its historical and cultural significance. Its historic character should be maintained through designation as an historic area. (SQP-126)

CP-949 The King County Historic Sites Survey should be updated to include additional sites identified by the Preston Heritage Committee. (SQP-127)

- CP-950** **The development of a regional railroad museum in the Snoqualmie area is encouraged to promote understanding of the regional significance of railroads in the settlement and development pattern of Washington State. (SQP-128)**
- CP-951** **King County shall put high priority on the acquisition and development of a regional trail system linking the Snoqualmie Valley planning area to other parts of the county. (SQP-143)**
- CP-952** **King County supports designation of the Middle Fork of the Snoqualmie River under either the national or state Wild and Scenic River program. (SQP-151)**
- CP-953** **King County supports evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program. (SQP-152)**
- CP-954** **King County shall assist the City of North Bend, when requested, to develop a long-term solution and an implementation program which will reduce the risk from flooding and channel migration in the city.**

X Soos Creek

Soos Creek is one of King County's largest and fastest growing planning areas. The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several emerging planning concepts, including a Rural land use designation implemented with zoning limiting residential density to one home per five acres.

The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington have commenced operating and assumed jurisdiction within their territories.

- CP-1001 The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of this policy is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing rural and urban densities within 1/4-mile of significant stream systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance. (NR-1)**

- CP-1002 Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required. (NR-1A)**

- CP-1003 New development should rehabilitate degraded wetlands and stream channels and banks in the Soos Creek planning area's drainage's to prevent further erosion and water quality problems. These areas include, but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been determined that additional standards may be appropriate to control volume, these should be required for new development. (NR-3)**

- CP-1004** Within the Soos Creek basin, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated between October 1 and March 31 each year. Earth-moving and land-clearing activity should not occur during this period within the Soos Creek basin except for regular maintenance of public facilities and public agency response to emergencies that threaten the public health, safety and welfare. Landscaping of single-family residences, existing permitted commercial forestry and mining activities and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions. (NR-8)
- CP-1005** For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of the property should be retained as a separate tract of undisturbed indigenous vegetation. (NR-9)
- CP-1006** All development within 660 feet of the top of the Cedar River Valley and the Green River Valley walls, particularly along the bluffs south and west of the Lea Hill plateau and within the Lake Heights area, should be conditioned to avoid adverse impacts on the environment and risks to life and property. (NR-14)
- CP-1007** The Soos Creek Community Plan recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks in the urban areas of Soos Creek are designated for mobile home park uses, and should be zoned appropriately. King County should continue to examine the feasibility of funding and developing a replacement mobile home park in south King County for displaced mobile homes on county-owned or privately-owned sites. King County should develop intergovernmental agreements with the cities of Renton, Kent and Auburn for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-23)
- CP-1008** Significant vegetation is a diminishing resource in the Soos Creek community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Soos Creek. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-33)

- CP-1009** Multifamily zoned land should not be converted to institutional and commercial/office uses within the Soos Creek Planning Area. (C-5)
- CP-1010** Equestrian crossings of arterials should be permitted only where they do not greatly disrupt traffic. Where possible, these crossings should be combined with pedestrian and bicycle crossings. There should be no at grade equestrian crossings of SR-516, except at Lake Meridian. (T-29)
- CP-1011** Crest Airpark is an important local facility and should continue operation at current levels of use. (F-15)
- CP-1012** Because of noise and public safety concerns, low-density, single-family development should be the primary land use allowed within Crest Airpark's north flight path within 1/2-mile of the airport runway. (F-16)
- CP-1013** All new subdivisions within 1/4-mile of Crest Airpark should include a covenant. The covenant should state that the property owner and/or resident recognize the existence of Crest Airpark, its value to the community, and the noise and public safety aspects of living in proximity to the airpark. (F-17)
- CP-1014** The operation of Pacific Raceway is expected to continue indefinitely. The area authorized for racetrack use shall be confined to maximize protection of Soosette Creek and its riparian area. Any future consideration of permits for its operation should be consistent with the spirit and intent of the 1991 rules and conditions which regulate operation of the facility. (F-18)
- CP-1015** King County should give high priority to expanding the Big Soos Creek trail by linking the City of Covington to the south and Fairwood Center to the north to the existing trail system. (P-15)
- CP-1016** King County should give high priority to linking the Green River and Cedar River corridors. (P-16)
- CP-1017** King County should coordinate with the City of Seattle, WSDOT, and other jurisdictions to link major elements of the open space system including the Cedar River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems. (P-18a)

XI. Tahoma/Raven Heights

The Tahoma/Raven Heights planning area is the second largest (149 square miles) and was the second-fastest growing community planning area during 1990-1994. The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October 1984. T/RH continued to apply the Growth Reserve and Rural designations and zoning that emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large annexation. A final Urban Growth Area for Black Diamond has been determined and may be adopted as part of future amendments to the 1994 King County Comprehensive Plan. The planning area has also been affected by the incorporation of the City of Maple Valley in 1997. The city includes most of the Urban Growth Area in the planning area.

In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared, interim five acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of the planning area was initiated in March 1991, and adopted in December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King County Comprehensive Plan and applicable basin plan policies, and did not result in any changes to the 1984 T/RH policies.

CP-1101 Resource activities should be encouraged in areas where such activities are not inconsistent with a rural atmosphere. In order to ensure continued development of natural resources prior to the development of the land for other purposes, extractive industries should be allowed to locate in areas known to have deposits of minerals. Premature urban/ suburban development should not be approved which forecloses the opportunity to use the resources. (T/RH-28)

CP-1102 The demand from surrounding land uses and densities should not exceed the capacity of the area's groundwater resources nor otherwise cause deterioration of its quality. (T/RH-45)

CP-1103 Existing businesses which qualify as legal uses located at Highway 169 and Cedar Grove Road should be given the same land use map designation as surrounding rural or resource properties, but recognized as Rural Businesses with neighborhood-scale business zoning. Any such development should not be expanded beyond the limits of the existing zoning of the specific parcel on which it

is currently located, and if the use is abandoned the zoning should be redesignated to a rural zone consistent with that applied to surrounding properties.

- C-1104** King County supports annexation of the lands within the City of Black Diamond's Urban Growth Area subject to the requirements of the Black Diamond Urban Growth Area Agreement as adopted by Ordinance 12534. If the agreement is terminated, the affected lands under King County jurisdiction shall be treated as follows:
- a. Land within the designated Urban Growth Area shall be redesignated to Rural and reclassified to the rural zoning in place prior to the effective date of Ordinance 12534. This zoning shall continue for a period of at least five years from the date of reclassification.
 - b. The areas identified in the agreement as county open space shall be maintained at the rural zoning in place prior to the effective date of Ordinance 12534. This zoning shall continue for a period of at least five years after the date of termination of the agreement.
- CP-1105** King County supports expansion of the network of regional trails and conservation of natural resource lands and environmentally sensitive areas through community efforts such as the Rock Creek Valley Conservation Plan and the Friends of Rock Creek.
- CP-1106** King County supports efforts to protect and enhance open space and ensure long-term habitat health and passive recreation opportunities in the Middle Green River through community efforts such as the Middle Green River Coalition.

XII. Vashon

The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

- CP-1201 All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as a rural area. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)**
- CP-1202 All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)**
- CP-1203 Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)**
- CP-1204 Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)**
- CP-1205 Protect and preserve the Island's wildlife habitats. (V-33)**

CP-1206 Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)

CP-1207 Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Development and Environmental Services (DDES), or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)

Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan address fish habitat and the response to ESA listings. A harvestable fisheries habitat not otherwise addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species in this habitat, the county should take affirmative action to assure long-term productivity and to protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from over-harvesting, increased beach use and other causes.

CP-1208 Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.

CP-1209 Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)

CP-1210 Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)

- CP-1211** Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)
- CP-1212** To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)
- CP-1213** As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)
- CP-1214** Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)
- CP-1215** Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)
- CP-1216** Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)
- CP-1217** Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)
- CP-1218** Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)
- CP-1219** Additional park sites should be acquired in the island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)

- CP-1220** A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)
- CP-1221** Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)
- CP-1222** Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)
- CP-1223** If and when county- and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)
- CP-1224** Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)
- CP-1225** Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)
- CP-1226** Trail corridors on Vashon Island should be established and designed based upon the following criteria:
- a. Connect park and open space areas;
 - b. Provide access to shoreline areas, particularly public parks;
 - c. Incorporate views and other special features of scenic, historic, or archaeological interest;
 - d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;
 - e. Follow streambanks and ravines;
 - f. Follow undeveloped rights-of-way or alongside existing roads; and
 - g. Provide access to and connect schools. (V-85f)
- CP-1227** The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.

Groundwater Management

Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. A Groundwater Management Plan was completed for the Island and approved by both King County and Ecology in 1998. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) practices involve protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge, particularly on Vashon-Maury Island.

CP-1228 King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.

CP-1229 King County should include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties to the maximum extent practical.

In June 2011 the Vashon Maury Island Groundwater Protection Planning Committee recommended new policies to be incorporated into the Comprehensive Plan to further the objectives of the Vashon-Maury Island Watershed Plan and Vashon-Maury Island Groundwater Protection Plan concerning sustainability of the islands groundwater, streams and marine waters.

CP-1230 The Vashon-Maury Island Groundwater Protection Committee, with King County support should:

- a. Complete and implement measures for the sustainability of water quality, water quantity and ecosystem health on Vashon-Maury Island;**
- b. Report the findings to the community; and**

c. Evaluate the results to help guide ongoing watershed management activities.

Seasonal dissolved oxygen levels within inner Quartermaster Harbor have fallen well below the Washington State marine water quality standard of seven mg per liter over the last four years of monthly monitoring by King County. Quartermaster Harbor is a regionally significant natural resource area that provides rearing and spawning habitat for herring, surf smelt, sand lance, salmon (i.e., Chinook, Coho, chum, and cutthroat) plus shellfish resources, including geoduck clams. Based on the value of the harbor's natural resources and to protect and restore shellfish harvest opportunities, Quartermaster Harbor was included in the Maury Island Marine Reserve designated by the Department of Natural Resources and the Marine Recovery Area designated by Public Health – Seattle & King County.

Excess nutrients, nitrogen compounds in particular, can lead to excessive phytoplankton and algae growth that can then deplete oxygen concentrations when the algae die. Nitrogen and phosphorus are essential nutrients for marine plants and phytoplankton, particularly nitrate, as phytoplankton preferentially take up nitrate and other nitrogen compounds. Potential sources of nitrogen loading include on-site sewage systems, animal manure, fertilizer and other less direct sources like nitrogen-fixing vegetation including alder trees and atmospheric deposition.

In 2009, King County in cooperation with the Washington State Department of Ecology and University of Washington-Tacoma, started a four year study to identify and quantify the sources of nitrogen loading in Quartermaster Harbor. The draft 2010 Washington Water Quality Assessment under review by Ecology proposes to upgrade the Quartermaster Harbor dissolved oxygen listing to "Category 5" based on Ecology ambient monitoring station QMH002 (#10178). Designation as a Category 5 polluted water body means that Ecology has data showing that the water quality standards have been violated for one or more pollutants and there is no Total Maximum Daily Load (TMDL) pollution control plan. TMDLs are required for the water bodies in Category 5 to bring water quality up to standards.

Education and incentives to implement best management practices to reduce nutrient and bacteria loading can improve water quality. Routine on-site sewage system inspection and maintenance can help to control nutrient loading from existing on-site sewage systems. When new on-site sewage systems are installed, using a system rated to provide nitrogen reduction could limit total nitrogen loading on average by approximately 50% or more depending on system loading and site conditions.

CP- 1231 King County should focus outreach education and incentives to implement best management practices designed to reduce excessive nutrient and bacterial contaminate loading within the Quartermaster Harbor drainage

area. The Vashon-Maury Island Groundwater Protection Committee, with King County support, should seek grants to enhance existing outreach education and incentives when funding opportunities occur.

CP- 1232 King County should revise regulations to require new on-site sewage systems within the Quartermaster Harbor drainage area to meet the nitrogen reduction treatment standard established by the Washington State Department of Health, where feasible, if the final Quartermaster Harbor Nitrogen loading study demonstrates it would significantly reduce future nitrogen loading in the harbor.

CP- 1233 King County should request Ecology assistance to develop a Total Maximum Daily Load water quality improvement plan to reduce point and nonpoint pollution sources to Quartermaster Harbor if the harbor water quality is listed as a Category 5 polluted water body on the 2010 Washington State Water Quality Assessment.

Island wide there are approximately 5,000 on-site sewage systems used to treat the wastewater for residences, businesses and public facilities not served by the Vashon Sewer District. Failing on-site sewage systems can contaminate surface, ground and marine waters with hazardous bacteria and excessive nutrient loading (nitrogen and phosphorus). Regular inspection and maintenance of on-site sewage systems can ensure system performance, extend system life and identify failing systems so they can be repaired when needed.

CP- 1234 The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate need and potential sources of funding for an enhanced management program for existing on-site sewage systems on Vashon-Maury Island to ensure they receive routine inspection, maintenance and repair if necessary to protect water quality.

Water use on Vashon is supplied by rainfall and typically reaches a seasonal peak in the late summer long after the early winter peak in rainfall. Water conservation is the best strategy to reduce peak water use and reduce the need to develop new water supply capacity. Conservation efforts should consider use of appropriate technology to further conservation strategies including supply supplement alternatives like grey water reuse and rainwater harvest. Incentives, such as providing access to water use efficiency audits or developing model conservation plans for Group A, Group B and individual systems similar to the LEED model, can be useful in encouraging implementation of water conservation.

CP-1235 **The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate setting specific goals for water conservation starting with public facilities under the Vashon-Maury Island Groundwater Protection Committee auspices and promote and partner with public agencies, special districts and non-profit organizations to implement water conservation demonstration projects in new and renovated public facilities.**

CP-1236 **The Vashon-Maury Island Groundwater Protection Committee, with King County, support should evaluate ways to provide or enhance incentives to implement water conservation.**

CP-1237 **King County should evaluate the use of greywater as a supplemental source of water supply for non-potable uses both interior and exterior on Vashon-Maury Island.**

Public Health – Seattle & King County (PHSKC) is considering rule changes to permit use of harvested rainwater for potable supply. This evaluation should consider both the potential benefits, and possible land use and environmental impacts associated with such changes pertaining to Vashon-Maury Island. Islander views should be considered by PHSKC and any water supply policy revisions in the comprehensive plan should address use of rainwater harvest in a manner that takes into account conditions on Vashon-Maury Island, specifically including the potential for nitrate contamination from increased septic use, consistent with the interests of Group A and Group B water systems.

CP-1238 **The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate allowing use of harvested rainwater as both a supplemental and sole source of potable water supply for individual water supply on Vashon-Maury Island under the following conditions:**

- a. Any location outside of the designated service area for an existing Group A or Group B water system; and**
- b. Within the service area of an existing Group A or Group B water system when the system cannot provide potable water in a “timely and reasonable manner.” Where an existing Group A or Group B water system can provide fire flow if necessary, allow separate services for “potable” water and fire flow, ensuring effective cross-connection control.**

There are approximately 1,200 known wells on Vashon-Maury Island and approximately 50 of those wells supply water for Group A water systems. Water produced by Group A water systems is tested routinely for compliance with drinking water standards and the results are reported to the State Department of Health. All Group A water systems will also report the annual quantity of water they produce from their supply source wells. The monitoring performed for Group A water systems protects the public health of their water users and will provide the data necessary for water resource sustainability monitoring.

Of the remaining 1,150 wells, approximately 150 supply Group B water systems (2-15 connections) and the remainder are individual water supplies, most for potable use. Public Health Seattle King County requires that Group B and individual water supply wells (and springs) be tested for nitrate, fecal coliform and arsenic at the time the water system is approved for construction but ongoing monitoring is not required for individual wells and ongoing testing, while required per code for Group B systems is not enforced. The lack of periodic monitoring and metering for Group B water systems and individual water supplies leaves the public health of their water users at risk and creates a significant gap in the data needed for comprehensive monitoring of water resource sustainability.

CP-1239 The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate the need and potential sources of funding to establish management programs for individual water systems and Group B water systems on Vashon-Maury Island to periodically monitor water quality and promote water conservation in conjunction with water system and well owners.

Vashon Maury Island is part of Water Resource Inventory Area 15. The Vashon-Maury Island Watershed Plan was completed in 2005 and accepted for implementation by King County Water and Land Resources. The broader Kitsap County WRIA 15 planning group also completed a draft watershed plan for Kitsap County in June 2005, but was unable to reach consensus due in part to objections of the Squaxin Island Tribe on the Kitsap portion of the overall WRIA 15 plan (including both Kitsap and VMI). As a result King County is unable to get formal Ecology approval and implementation funding for the Vashon-Maury Island Watershed Plan. Vashon Island should develop a pathway to secure Ecology assistance on watershed plan implementation funding.

CP-1240 The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate options to develop a pathway to secure Ecology assistance on watershed plan implementation funding and seek

formal Ecology and King County recognition or adoption of the Vashon-Maury Island Watershed Plan.

Watershed Planning

For the past 25 years, through several community planning processes, the Island community has been proactive in protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and recognition that each water use can affect the quantity and quality of the water supply of others. Although in many areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure and protect Island water resources is warranted. The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of Island streams and potential for contamination of the Island sole source aquifer. The Vashon Maury Island Watershed Plan completed on June 6, 2005 intends to protect and assure the water supply by making and implementing specific recommendations on water quantity and quality issues affecting the Island.

In April 2007 the Vashon Maury Island Groundwater Protection Planning Committee recommended the following priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King County Comprehensive Plan as follows:

- CP-1241 King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge, water rationing in emergencies, reclaimed water and desalinization.**

- CP-1242 King County shall seek funding and work with state agencies to encourage removal of old or failing residential fuel storage tanks on Vashon-Maury Island.**

- CP-1243 King County should encourage the use of demonstrated new and alternative on-site septic treatment technologies on Vashon-Maury Island with priority on Marine Recovery Areas.**

- CP-1244 King County should seek funding to expand the Public Health – Seattle & King County septic education program to inform property owners about septic system**

failures and steps they may take to ensure effective maintenance and operation of their system.

- CP-1245** King County and the Vashon-Maury Island Groundwater Protection Committee should continue to collaborate to develop an education program on pesticide and fertilizer use.
- CP-1246** King County should work with the Vashon Community to define specific actions to implement the stormwater recommendations in the 2005 Vashon-Maury Island Watershed Plan within available resources.
- CP-1247** New roads or road improvements required for new development in the town of Vashon should use a rural road section when possible, consistent with the King County Road Standards. Although the roadway section within the Vashon Town Center typically includes curb, gutter, and sidewalk, the residential roadway section throughout the Island should generally be rural in character with shoulders and an open ditch/swale on both sides of the roadway. When a roadway project exceeds the thresholds identified in Section 1.1.1 of the County's Surface Water Design Manual, flow control and treatment facilities should mitigate the impacts generated by surface and stormwater runoff. Swales should be used when ecologically appropriate to treat runoff.
- CP-1248** King County should adopt a "business district design guideline" for the Vashon Town Center calling for installation of a rural type road section with either a road/sidewalk/bio-swale configuration, or a road/swale/trail configuration, where there is sufficient right of way, unless an alternate design that can protect groundwater recharge can be constructed.
- CP-1249** King County should protect the quality and quantity of groundwater on Vashon/Maury Island by measuring, monitoring, and reporting information on groundwater quality and quantity to provide the information needed to manage groundwater resources.

XIII. West Hill and White Center

The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management Act (GMA), and are already incorporated as part of the 1994 King County Comprehensive Plan. They will be reviewed and possibly revised as part of a future revision to this plan.