

# King County Comprehensive Plan

## Land Use and Zoning Map Revisions

December 3, 2012

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# Map Amendment # 1

West Hill @ 76<sup>th</sup> Ave South

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

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Amend Map # 8, Section 12, Township 23, Range 4 as follows:

Redesignate the parcel 7580200440 from Urban Residential, 4-12 homes per acre to Community Business

Effect: Adds this small parcel, adjacent to the existing community business center, to this community business center.

# West Hill

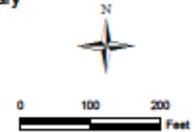
## Recommended Land Use Map



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Date: June 17, 2011  
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 I:\data-gis-data\GIS-M\maps\2012\_CompPlanUpdate\mccombap\_20110617\_WestHill\_rec\_lubw.pdf  
 MCCOMBSP

- |    |                                  |  |                       |
|----|----------------------------------|--|-----------------------|
| cb | Community Business Center        |  | Incorporated Areas    |
| uh | Urban Res., High (>12du/acre)    |  | Urban Growth Boundary |
| um | Urban Res., Medium (4-12du/acre) |  | Change                |



# Map Amendment # 1

West Hill @ 76<sup>th</sup> Ave South

## AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Map # 8 Section 12 , Township 23, Range 4 as follows:

Reclassify the parcel 7580200440 from R-6-P to CB-SO:

Effect: Applies commercial zoning to a small parcel adjacent to an existing commercial center that is proposed to be added to this commercial center.

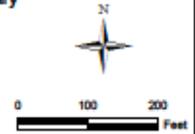
# West Hill Recommended Zoning Map



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- |      |                             |  |                       |
|------|-----------------------------|--|-----------------------|
| R-6  | Residential, 6 DU per acre  |  | Incorporated Areas    |
| R-12 | Residential, 12 DU per acre |  | Urban Growth Boundary |
| R-18 | Residential, 18 DU per acre |  | Change                |
| R-24 | Residential, 24 DU per acre |  |                       |
| CB   | Community Business          |  |                       |

Date: June 17, 2011  
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# Map Amendment # 3

## Taylor Mountain

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

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Amend Map # 27, Sections 32, and 33 Township 23, Range 7 - and Section 5, Township 22, Range 7 as follows:

Retain the existing Open Space Land Use designation; include the following parcels in the Forest Production District:

3223079027, 3223079021, 3323079009, 3323079005, 3223079001, 3223079014, 3223079011, and 0522079001.

#### **Pre-Effective Condition**

The inclusion of the above parcels into the Forest Production District shall not be effective until an easement agreement that at a minimum allows for vehicular ingress and egress across the above referenced county-owned parcels to parcel 3223079015 is executed by the owner of parcel 3223079015 and King County; and that executed easement agreement is recorded.

Effect: Includes all of these King County-owned parcels within the Forest Production District, recognizing the intent to manage the property for Forestry and open space. Requires recording of a permanent easement to formalize current grant of vehicular access to a parcel essentially landlocked by county lands.

# Taylor Mountain Forest

## Recommended Forest Production District Map



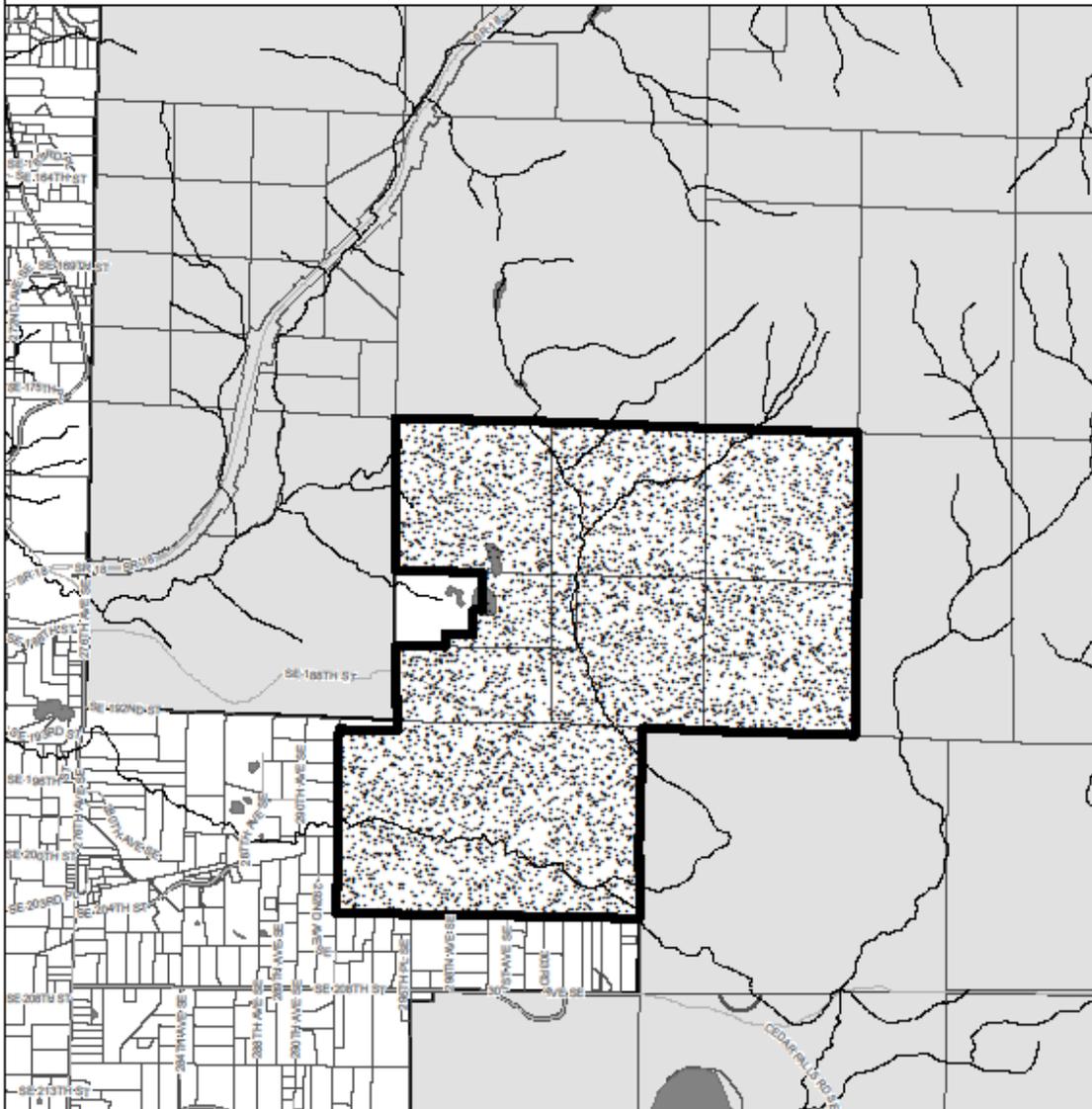
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-  Existing Forest Production District
-  Recommend to Include in FPD



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Feet

Date: June 29, 2011  
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# Map Amendment # 3

## Taylor Mountain

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

---

Amend Map # 27, Sections 32, and 33 Township 23, Range 7 - and Section 5, Township 22, Range 7 as follows:

Reclassify the following parcels from RA-10, rural Area one home per 10 acres, to F, Forest

3223079027, 3223079021, 3323079009, 3323079005, 3223079001, 3223079014, 3223079011, and 0522079001.

#### **Pre-Effective Condition**

The reclassification of the above parcels shall not be effective until an easement agreement that at a minimum allows for vehicular ingress and egress across the above referenced county-owned parcels to parcel 3223079015 is executed by the owner of parcel 3223079015 and King County; and that executed easement agreement is recorded.

#### Effect:

Effect: Recognizes the intent to manage the property for Forestry. Requires recording of a permanent easement to formalize current grant of vehicular access to a parcel essentially landlocked by county lands.



# Map Amendment # 4

## Soaring Eagle Park

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

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Amend Map # 18 Section 36, Township 25, Range 6 as follows:

Retain the Other Parks and Open Space land use designation; include parcel 3625069023 within the Urban Growth Area.

Effect: Applies an Urban land use designation in anticipation of annexation by the City of Sammamish for development as a city park.

# Soaring Eagle

## Recommended Land Use Map

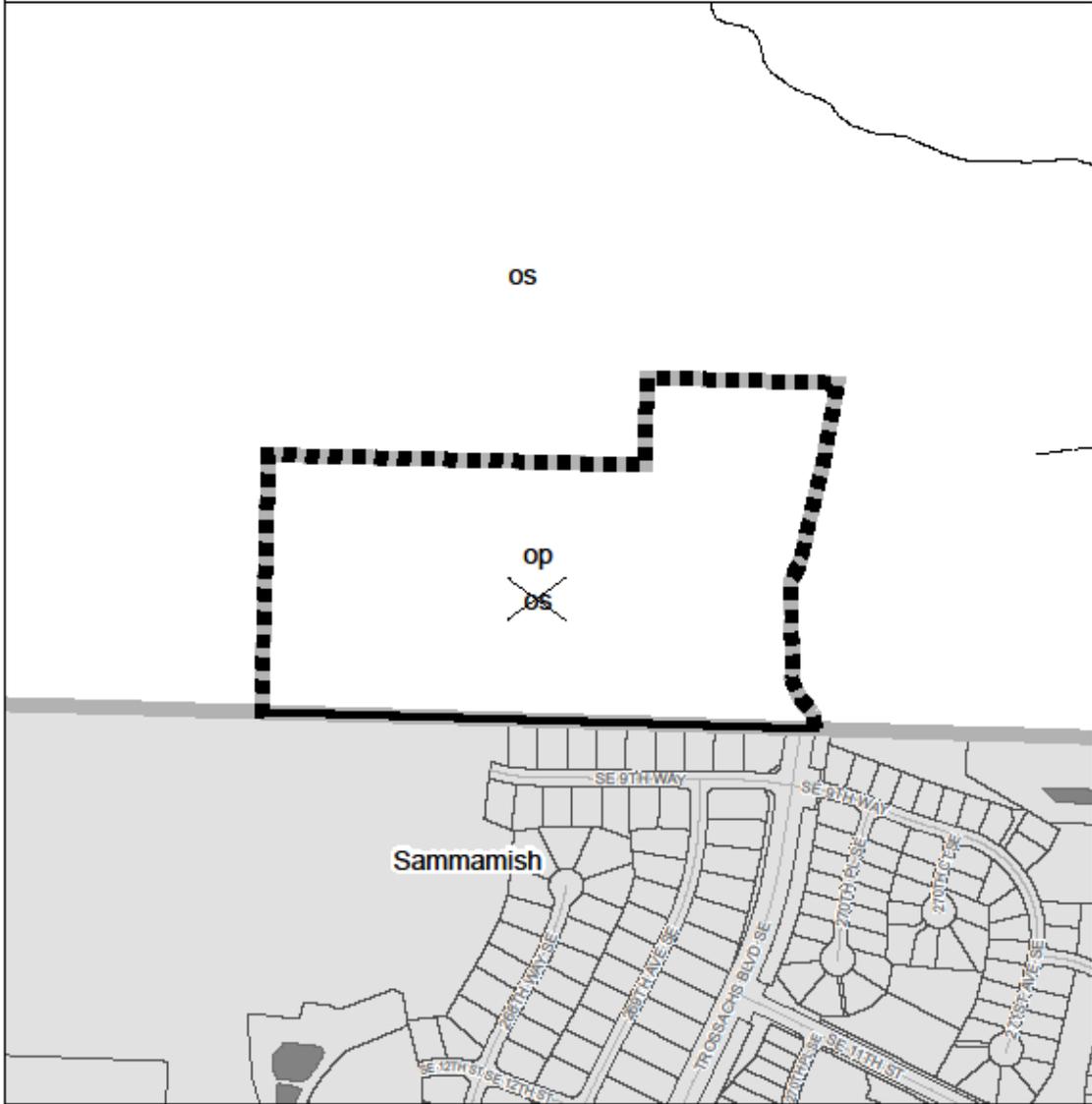
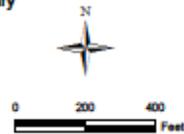


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Date: January 26, 2012  
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 MCCOMBSP

OS KC Open Space System  
 OP Other Parks/Wilderness

- Incorporated Areas
- Urban Growth Boundary
- Study Area
- Proposed Urban Growth Boundary



# Map Amendment # 4

## Soaring Eagle Park

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Map # 18 Section 36, Township 25, Range 6 as follows:

Reclassify parcel 3625069023 from RA-5, Rural Area, one home per 5 acres, to UR-P, Urban Reserve with a P-suffix condition limiting the use of this parcel to park and park facilities only:

Effect: Applies an Urban zone with a use limitation in anticipation of annexation by the City of Sammamish for development as a city park.

# Soaring Eagle

## Recommended Zoning Map

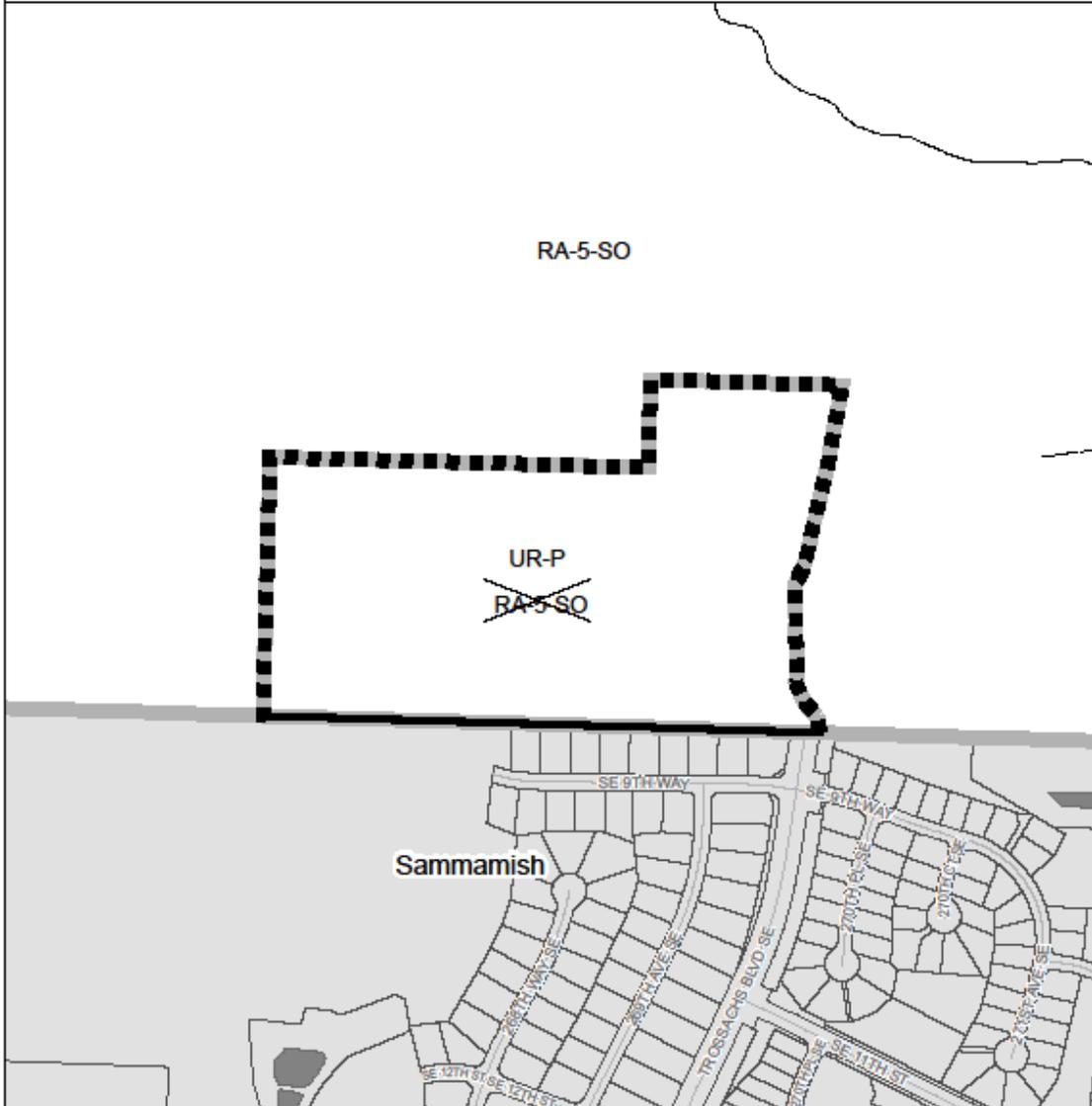
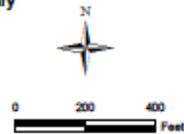


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Date: January 26, 2012  
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 MCCOMBSP

**RA-5** Rural Area, 1 DU/5 acres  
**UR** Urban Reserve, 1 DU/5 acres

-  Incorporated Areas
-  Urban Growth Boundary
-  Study Area
-  Proposed Urban Growth Boundary



# Map Amendment # 5

## Snoqualmie Mining Site

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

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Amend Map # 31, Section 20, Township 24, Range 08 as follows:

Redesignate the following parcels from Rural City Urban Growth Area to Mining:

2024089017 and 2024089020

Effect: Removes an active mining site from the Urban Growth Area and the Potential Annexation Area for the City of Snoqualmie.

# Snoqualmie Mining

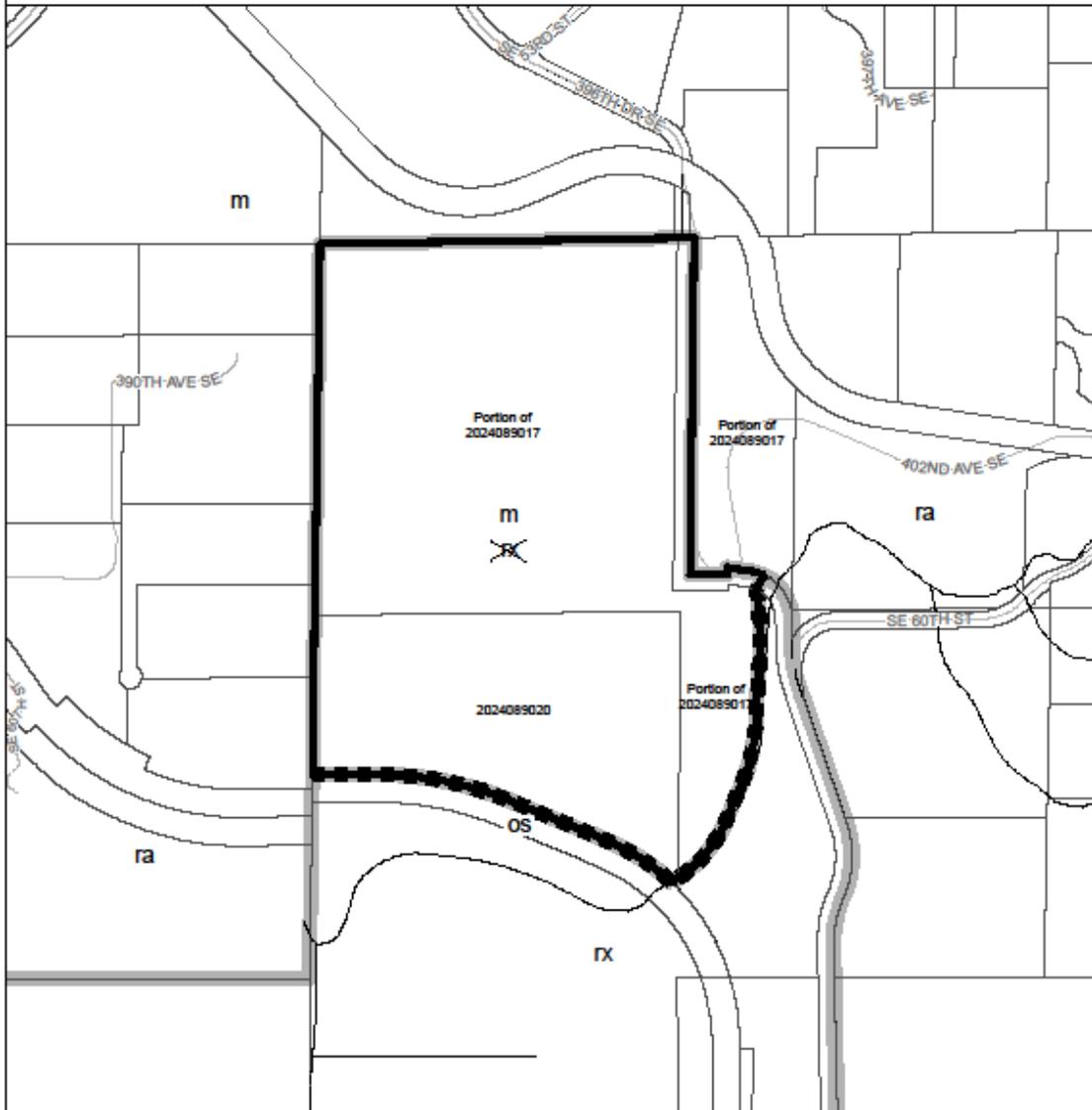
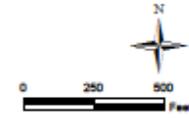
## Recommended Land Use Map



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Date: August 11, 2011  
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- rx Rural Cities Urban Growth Area
- ra Rural Area
- m Mining
- OS King County Open Space System
- Incorporated Areas
- Urban Growth Boundary
- Change
- Proposed Urban Growth Boundary



# Map Amendment # 6

## Fall City Subarea Plan

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Map # 26 Section 15, Township 24, Range 7 as follows:

Reclassify the following parcels from NB to CB-SO:

0943100005	1524079079	1524079004
1524079059	152407HYDR	

Reclassify the following parcels from CB to CB-SO:

6730700005	6730700050	2475900810	2475900405
2475900807	2475900805	2475900395	2475900810
2475900052	2475900054	2475900050	2475900385
2475900005	2475900025	2475900030	2475900330
2475900080	2475900085	2475900105	2475900320
2475900110	2475900120	2475900125	2475900305
2475900240	2475900210	2475900195	
2475900194	2475900190	2475900340	

Reclassify the following parcels from CB-P to CB - P -SO:

1424079050 (existing P-Suffix conditions are retained)

Reclassify the following parcels from R-4, potential CB to CB-SO:

2475900445	2475900356	2475900355
2475900370	2475900250	2475900285
2475900280	2475900265	2475900266
2475900155	2475900170	2475900140
2475900075	2475900065	

Reclassify the following parcels from R-4 to CB-SO:

0943100420	1524079007	1524079161
6730700081	6730700075	6730700060
6730700275	6730700285	6730700305
6730700315		

Reclassify the following parcels from O-P, potential CB to CB-SO:

2475900460 (existing P-Suffix conditions are retained)

Reclassify the following parcels from R-1, to CB-SO:

1524079182	1524079006
------------	------------

Effect: Establishes the boundaries for a downtown Fall City business district and includes all properties within this business district within a new special district overlay. All properties within the downtown business district are proposed to have the same CB-SO zoning and all P-Suffix conditions within the downtown business district are repealed except as noted above.



# Map Amendment # 7

## Pacific Raceway

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Map # 16 Sections 3 and 10, Township 21, Range 5 as follows:

Reclassify any portion of the following parcels within the recommended conservation easement – about 32 acres - from I-P (Industrial with conditions) to RA-5 (Rural Area, one lot per five acres)::

1021059002  
1021059008  
0321059190  
1021059003

Reclassify the remainder of parcels 1021059002 and 0321059190 that are outside of the recommended easement – about 1.6 acres – from RA-5 to I-P, industrial with a P-Suffix condition SC-PO-2, which reads as follows:

"The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5."

### Pre-effective Condition

The zoning amendments shall not become effective until the property owner of Pacific Raceway has recorded a permanent conservation easement with King County that meets the following criteria, on all of the land under Pacific Raceway ownership:

- a. The conservation easement shall extend the greater of either (1) three hundred feet from the ordinary high water mark on both sides of Soosette Creek or (2) fifty feet beyond the top of the steep slope or landslide hazard area of Soosette Creek;
- b. The conservation easement shall be re-vegetated using native tree and shrub species within any currently disturbed areas.

**Effect: The revision will result in a net increase of 30.4 additional acres of RA-5 zoning (32 acres of land being rezoned from I-P to RA-5 and 1.6 acres rezoned from RA-5 to I-P. The reclassifications are not effective until the owner of Pacific Raceways has dedicated a conservation easement the greater or 300' from the OHWM of Soosette Creek or 50' beyond the top of the steep slope or landslide hazard area of Soosette Creek.**

# Pacific Raceways

## Recommended Zoning Map

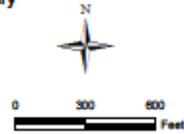


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- RA-5 Rural Area, 1 DU/5 acres
- A-10 Agricultural, 1 DU/10 acres
- R-1 Residential, 1 DU/acre
- I Industrial

- Incorporated Areas
- Urban Growth Boundary
- Study Area

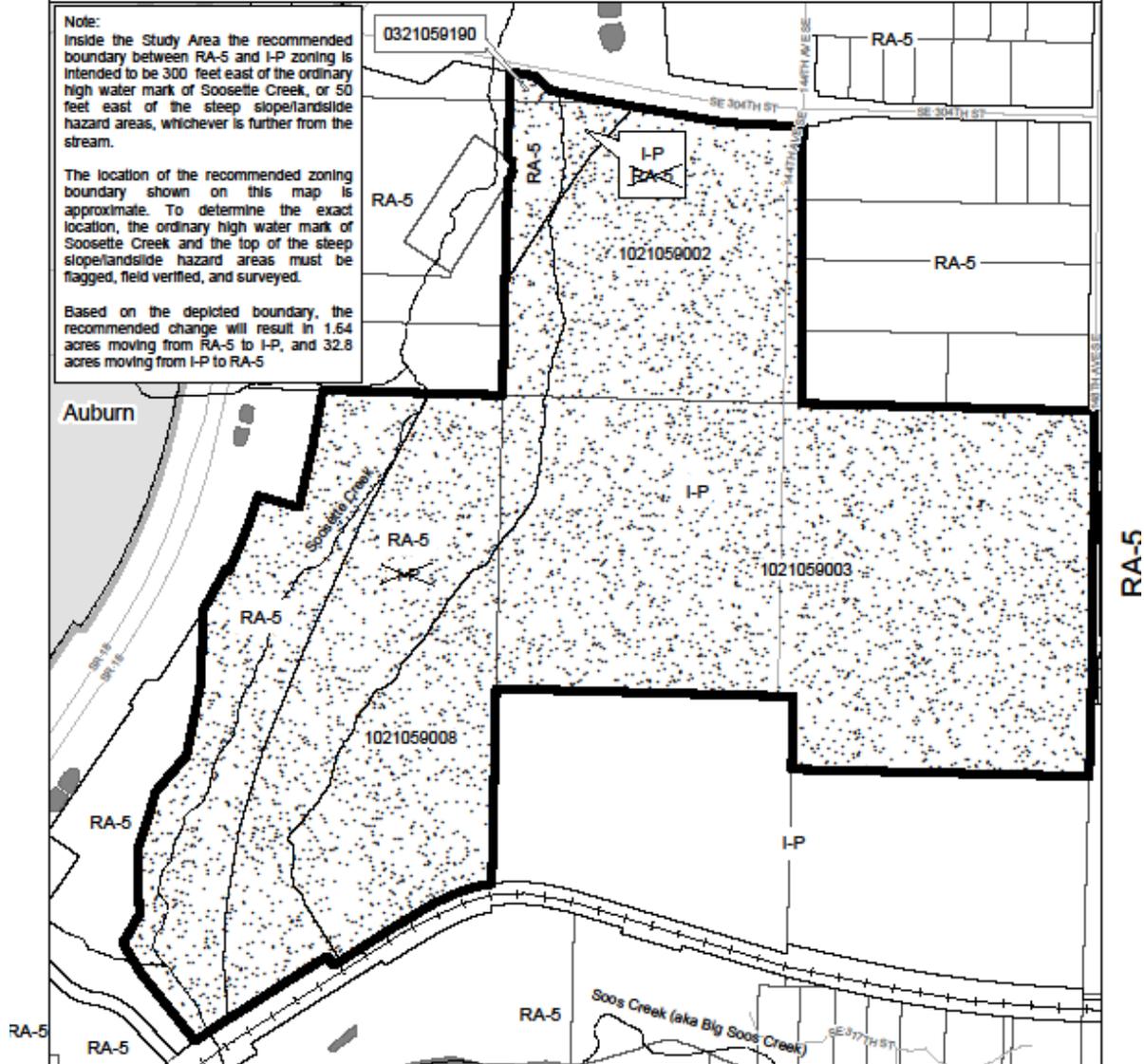
Date: February 10, 2012  
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 MCCOMSSP



**Note:**  
 Inside the Study Area the recommended boundary between RA-5 and I-P zoning is intended to be 300 feet east of the ordinary high water mark of Soosette Creek, or 50 feet east of the steep slope/landslide hazard areas, whichever is further from the stream.

The location of the recommended zoning boundary shown on this map is approximate. To determine the exact location, the ordinary high water mark of Soosette Creek and the top of the steep slope/landslide hazard areas must be flagged, field verified, and surveyed.

Based on the depicted boundary, the recommended change will result in 1.64 acres moving from RA-5 to I-P, and 32.8 acres moving from I-P to RA-5.





**King County**

## Appendix 2: Recommended Conservation Easement

DATE: FEB 10, 2012  
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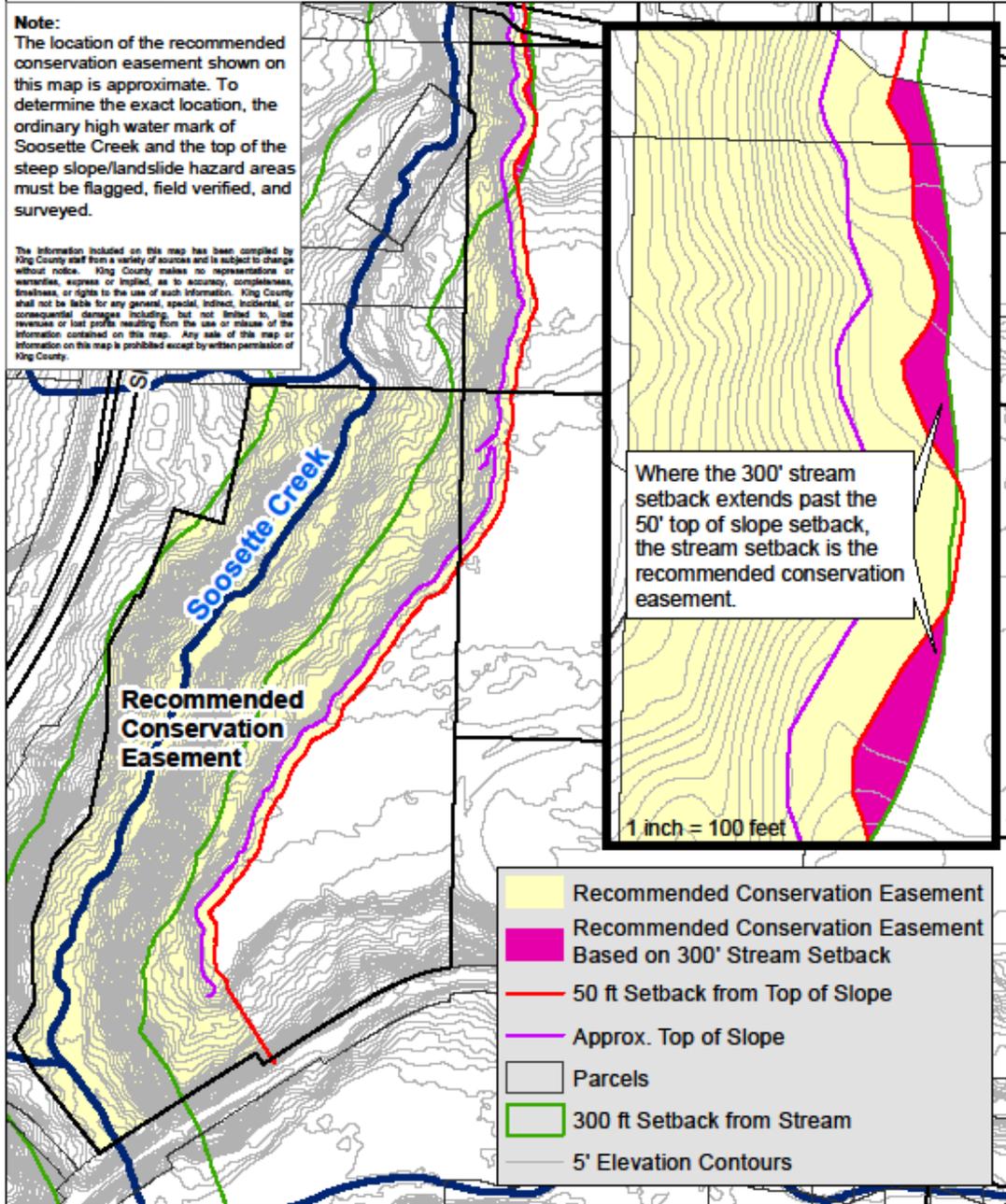


1 inch = 500 feet

**Note:**

The location of the recommended conservation easement shown on this map is approximate. To determine the exact location, the ordinary high water mark of Soosette Creek and the top of the steep slope/landslide hazard areas must be flagged, field verified, and surveyed.

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# Map Amendment # 8

## Department of Transportation technical corrections

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

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

Redesignate the following segments of road right of way from Rural to Urban:

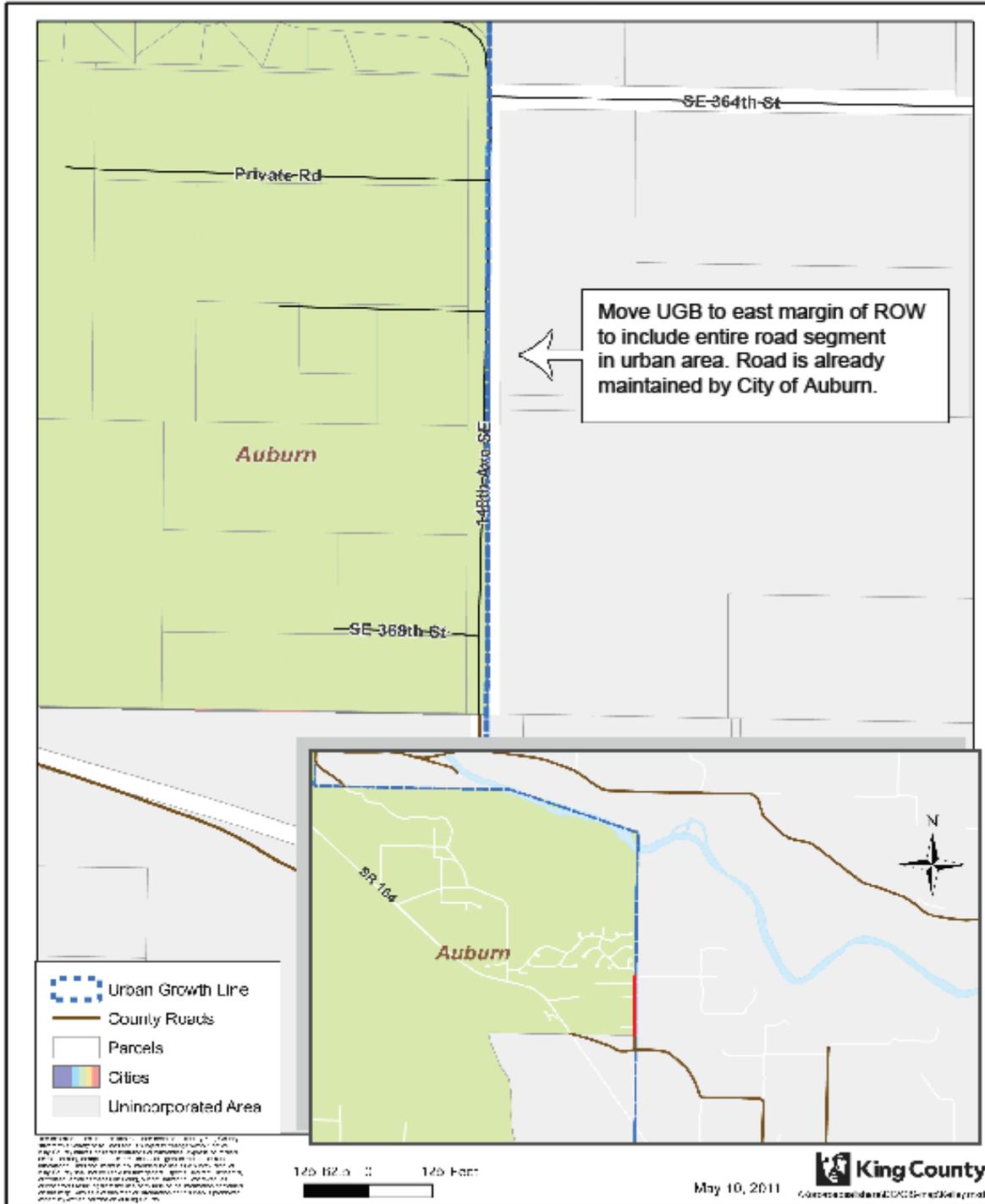
148<sup>th</sup> Ave SE, adjacent to Auburn;  
212<sup>th</sup> Ave SE, west of Black Diamond;  
NE Union Hill Road, east of Redmond;  
Lake Sawyer road SE, west of Black Diamond;  
SE Old Petrovitsky Road, east of Renton;  
SE 281<sup>st</sup> Way, east of Maple Valley;  
SE 288<sup>th</sup> Street, south of Maple Valley;  
SE 440<sup>th</sup> Street, north of Enumclaw;  
SR 203 at NE 140<sup>th</sup> Street, south of Duvall.

Redesignate the following segments of road right of way from Urban to Rural:

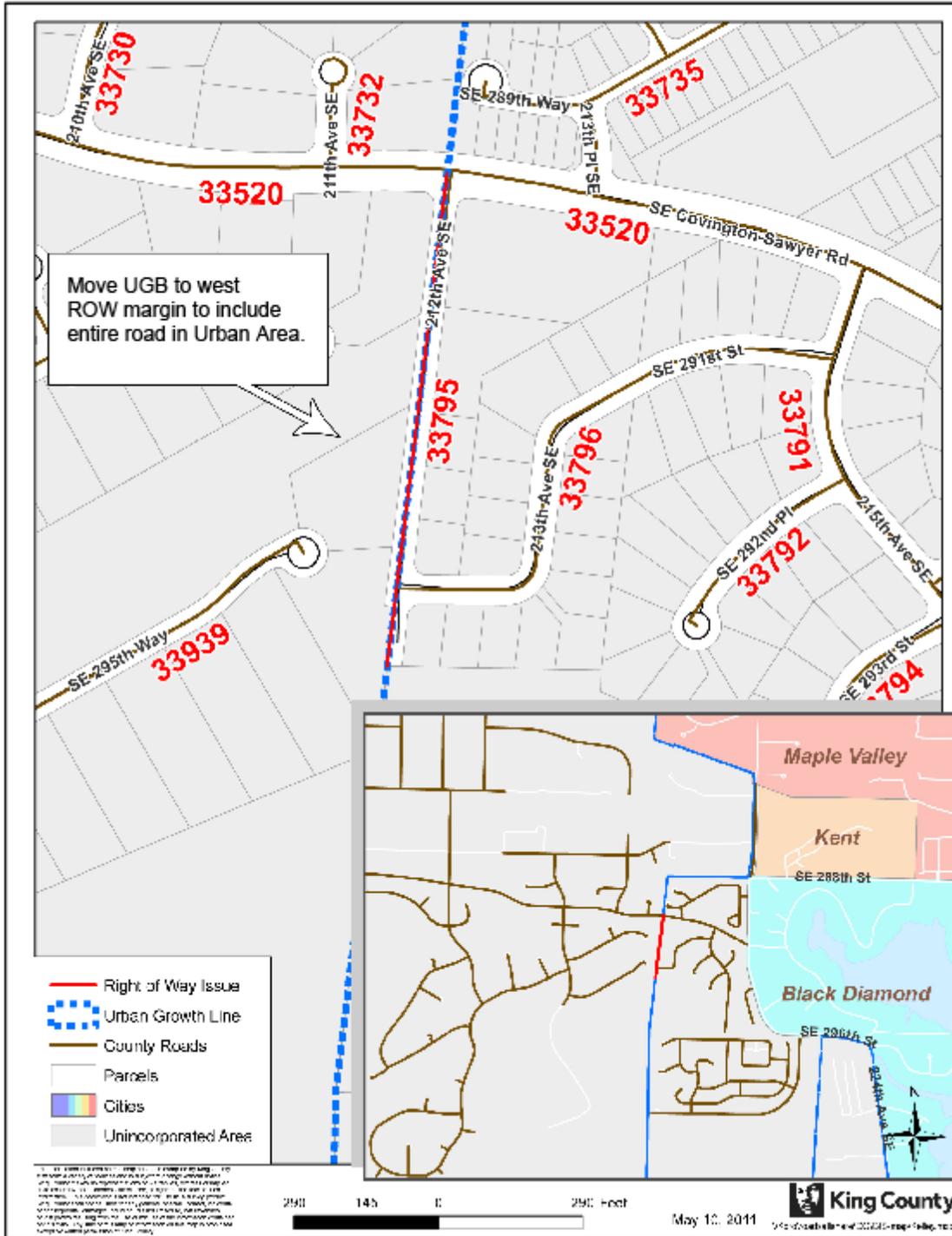
196<sup>th</sup> Ave NE, east of Redmond;  
SE 142<sup>nd</sup> Street, south of North Bend;  
SE 150<sup>th</sup> Street, south of North Bend;  
SE Green Valley Road, northeast of Auburn.

Effect: the purpose of these proposed technical amendments is to facilitate maintenance of right of way by the appropriate jurisdiction. In most cases, right of way adjacent to a city is proposed to be added to the UGA so that it may eventually be annexed and maintained by the city. In some cases, the right of way is more appropriate to be in the Rural Area, where it will be maintained by King County.

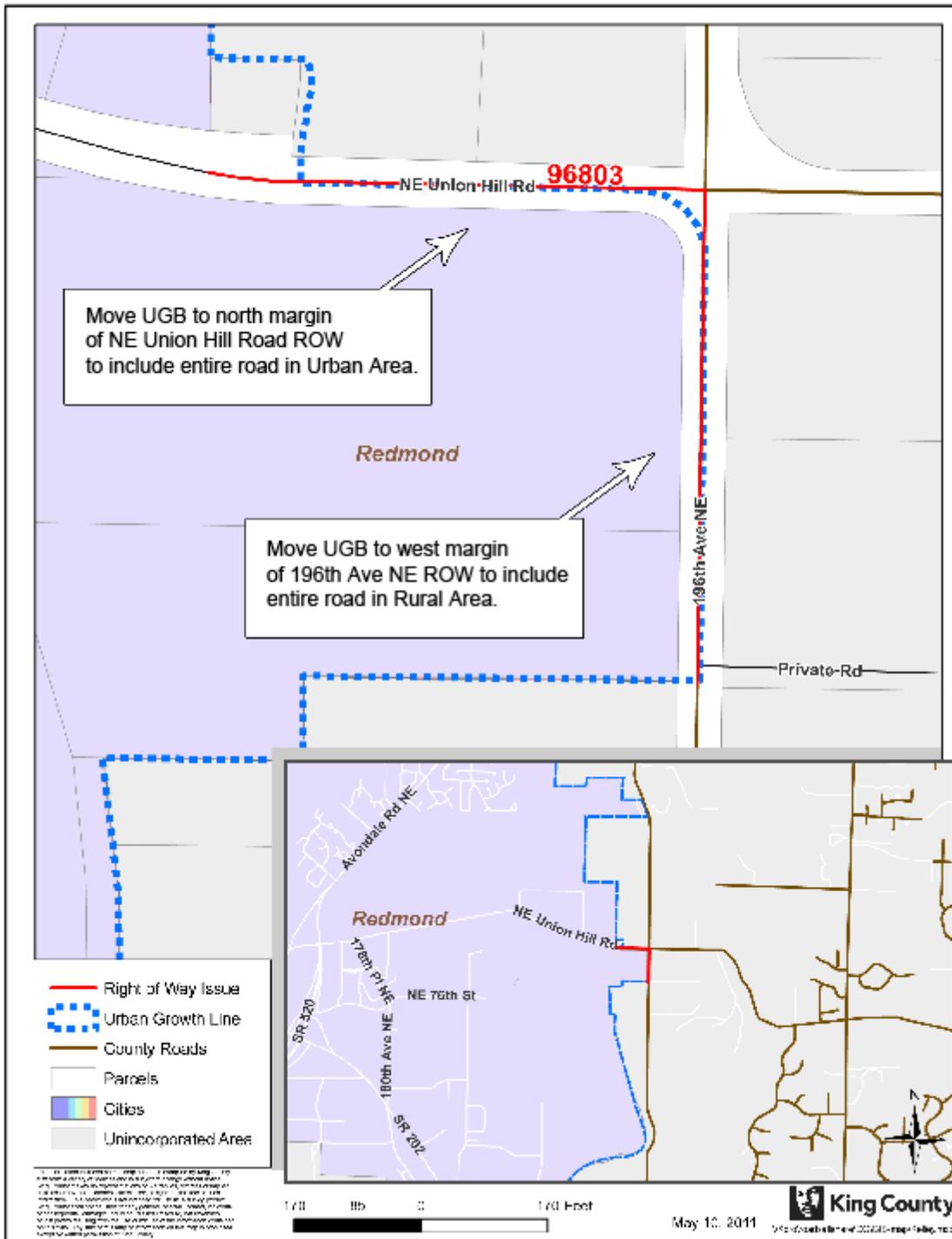
# Urban Growth Boundary Right of Way Issues - 148th Avenue SE



### Urban Growth Boundary Right of Way Issues - 212th Avenue SE

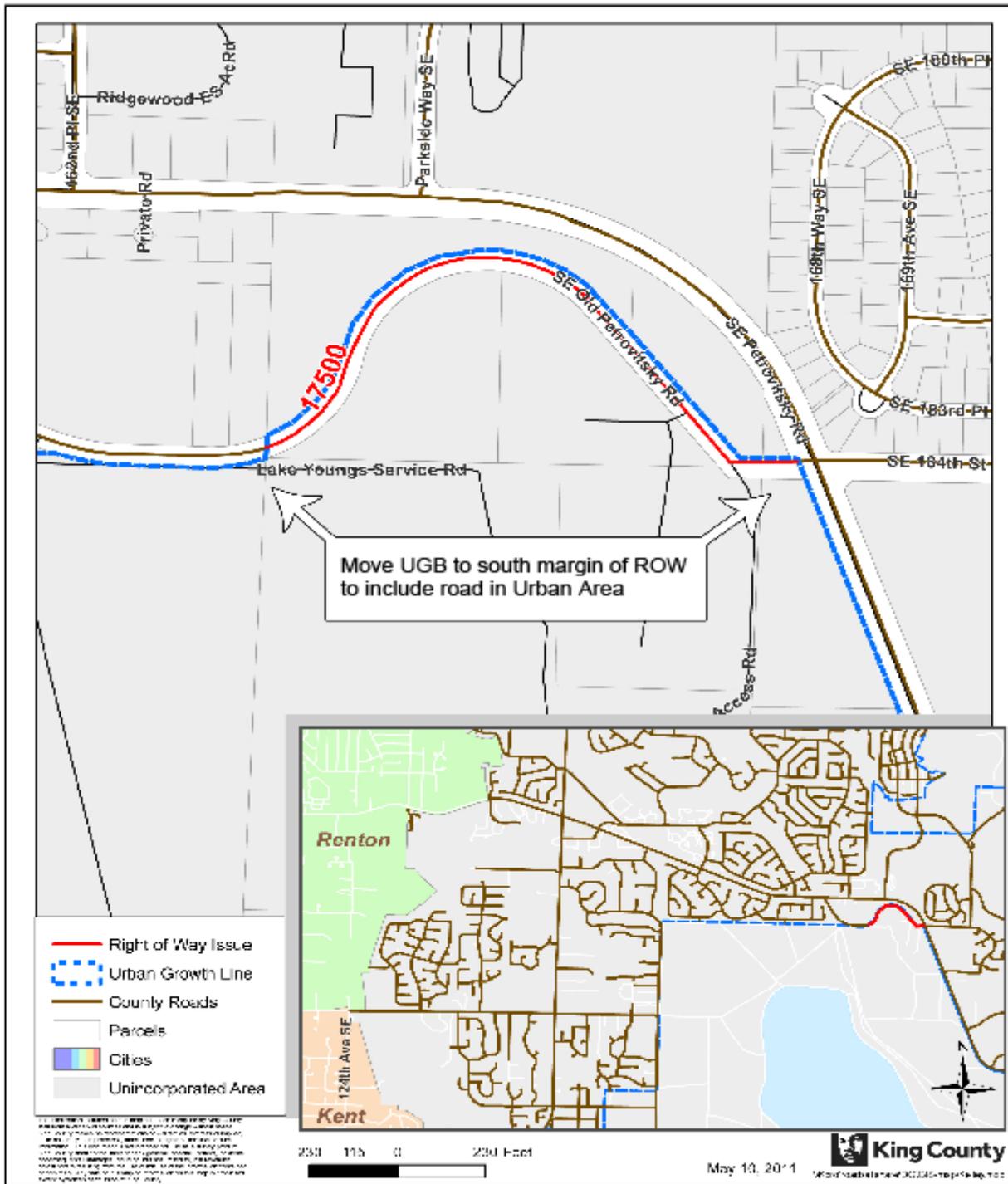


# Urban Growth Boundary Right of Way Issues - NE Union Hill Road

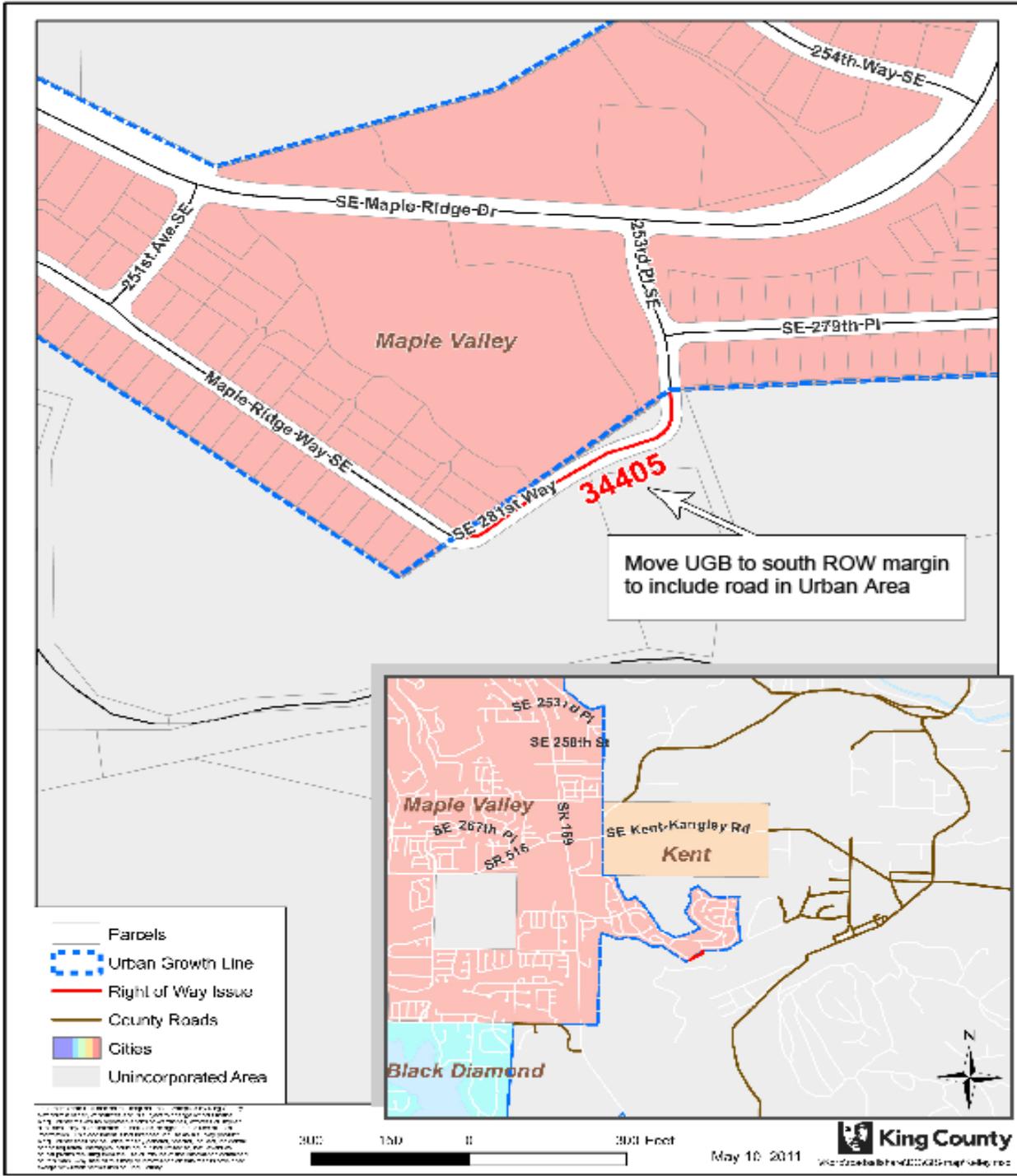




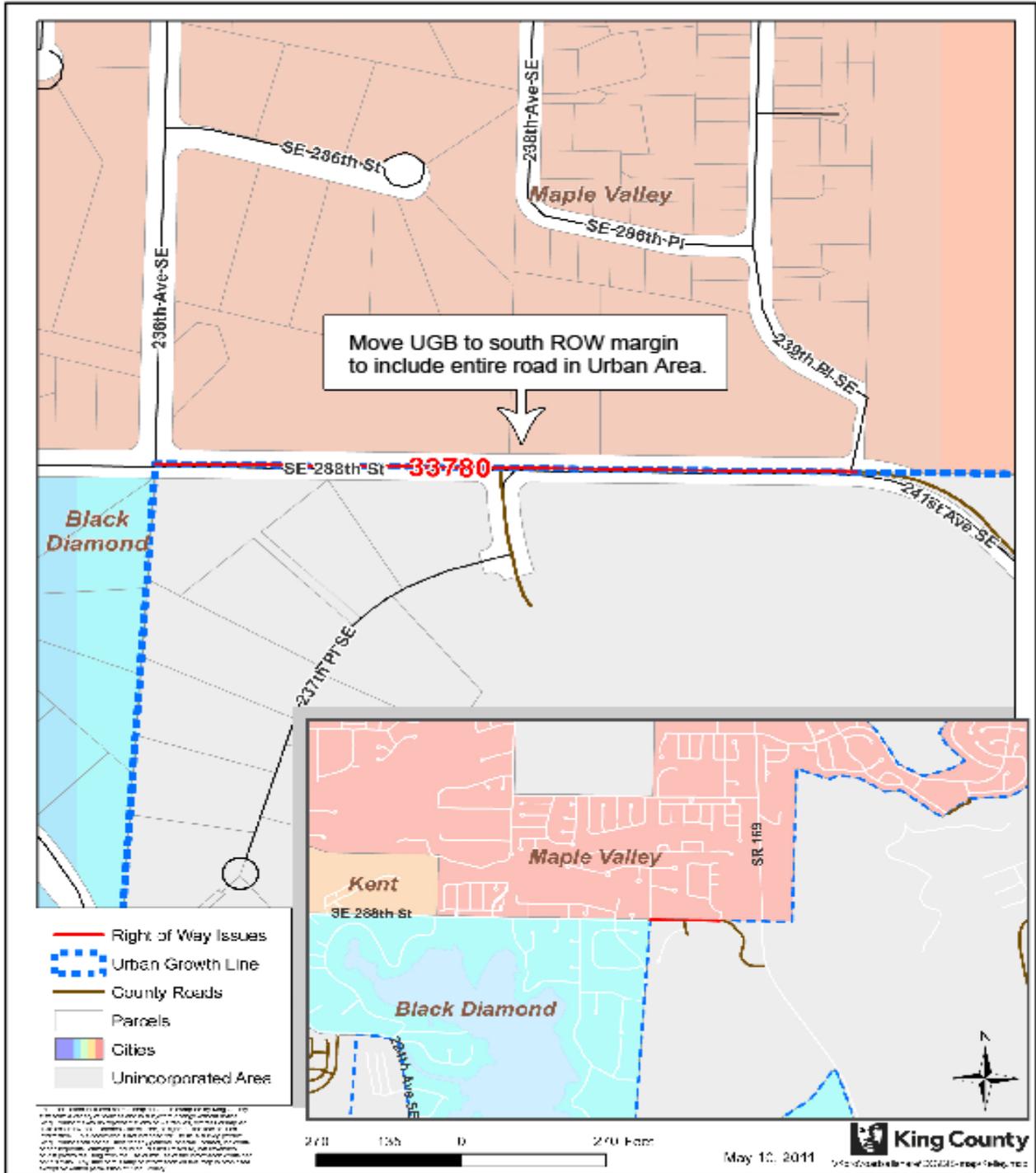
# Urban Growth Boundary Right of Way Issues - SE Old Petrovitsky Road



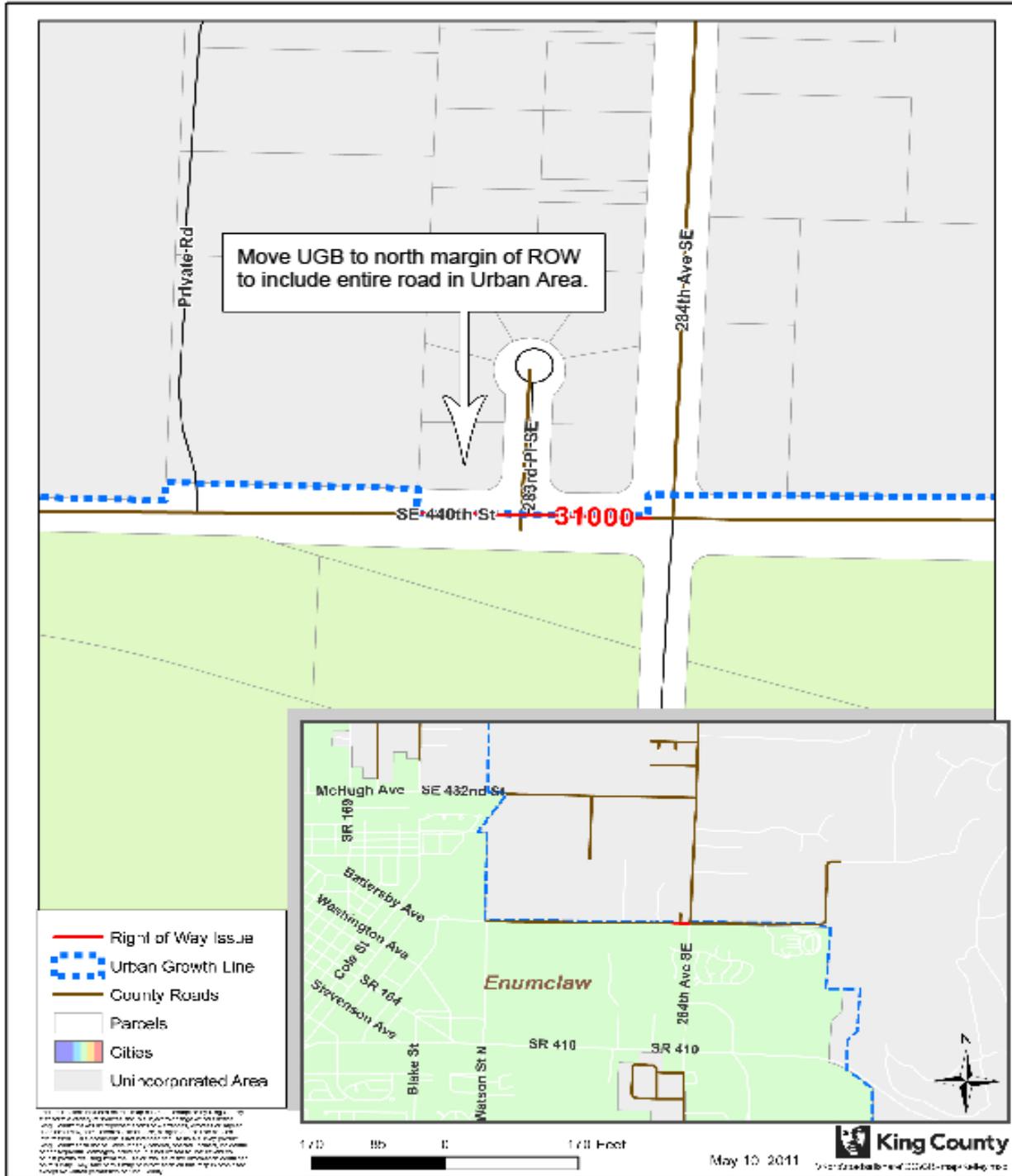
# Urban Growth Boundary Right of Way Issues - SE 281st Way



# Urban Growth Boundary Right of Way Issues - SE 288th Street



# Urban Growth Boundary Right of Way Issues - SE 440th Street



**Proposed Revision to UGBL**

*For Informational Use Only*

**SE 142nd Street**  
Section 15, Township 23,  
Range 8 E

-  City of North Bend
-  North Bend Potential Annexation Area

-  KC Maintained
-  Current UGBL
-  Proposed UGBL



**King County**

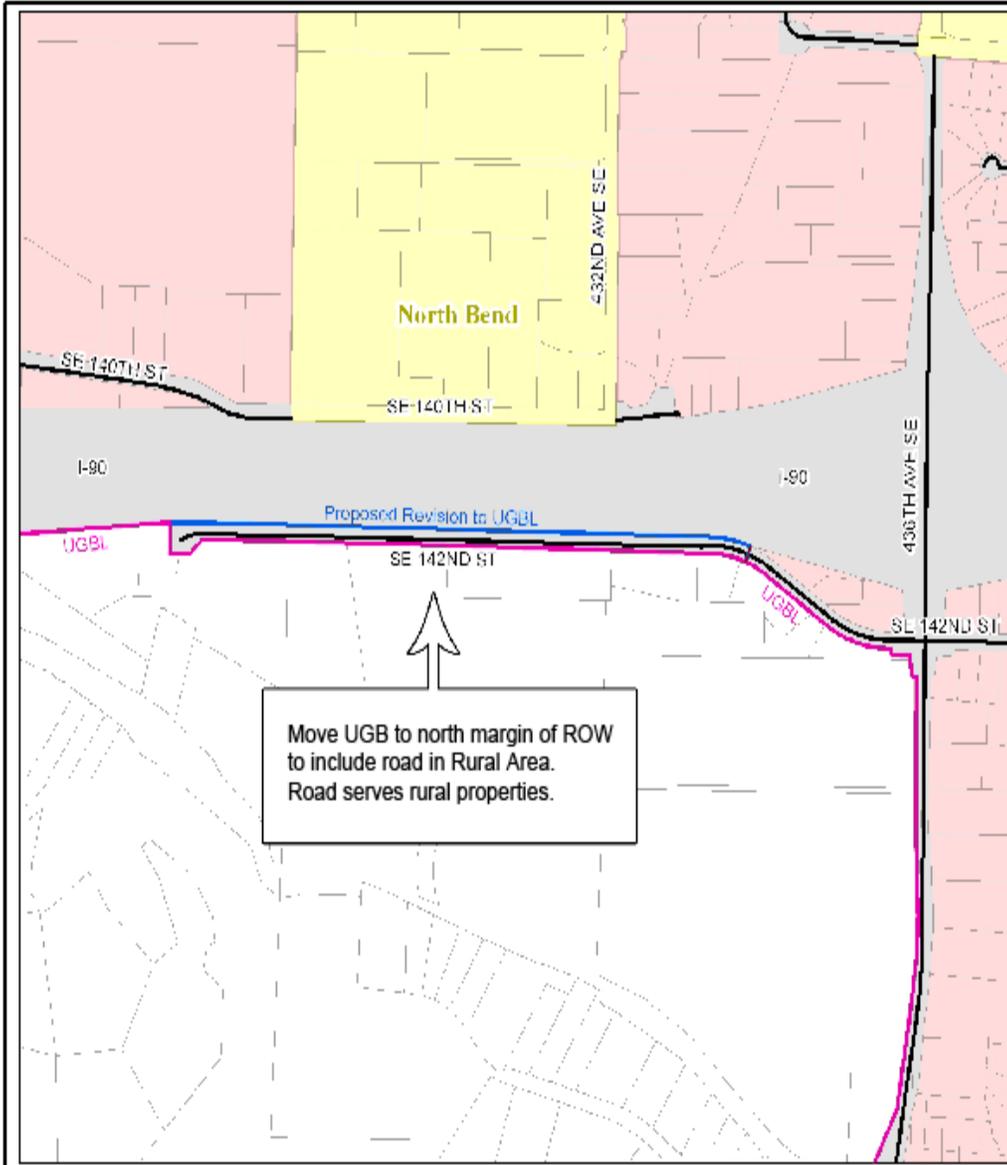
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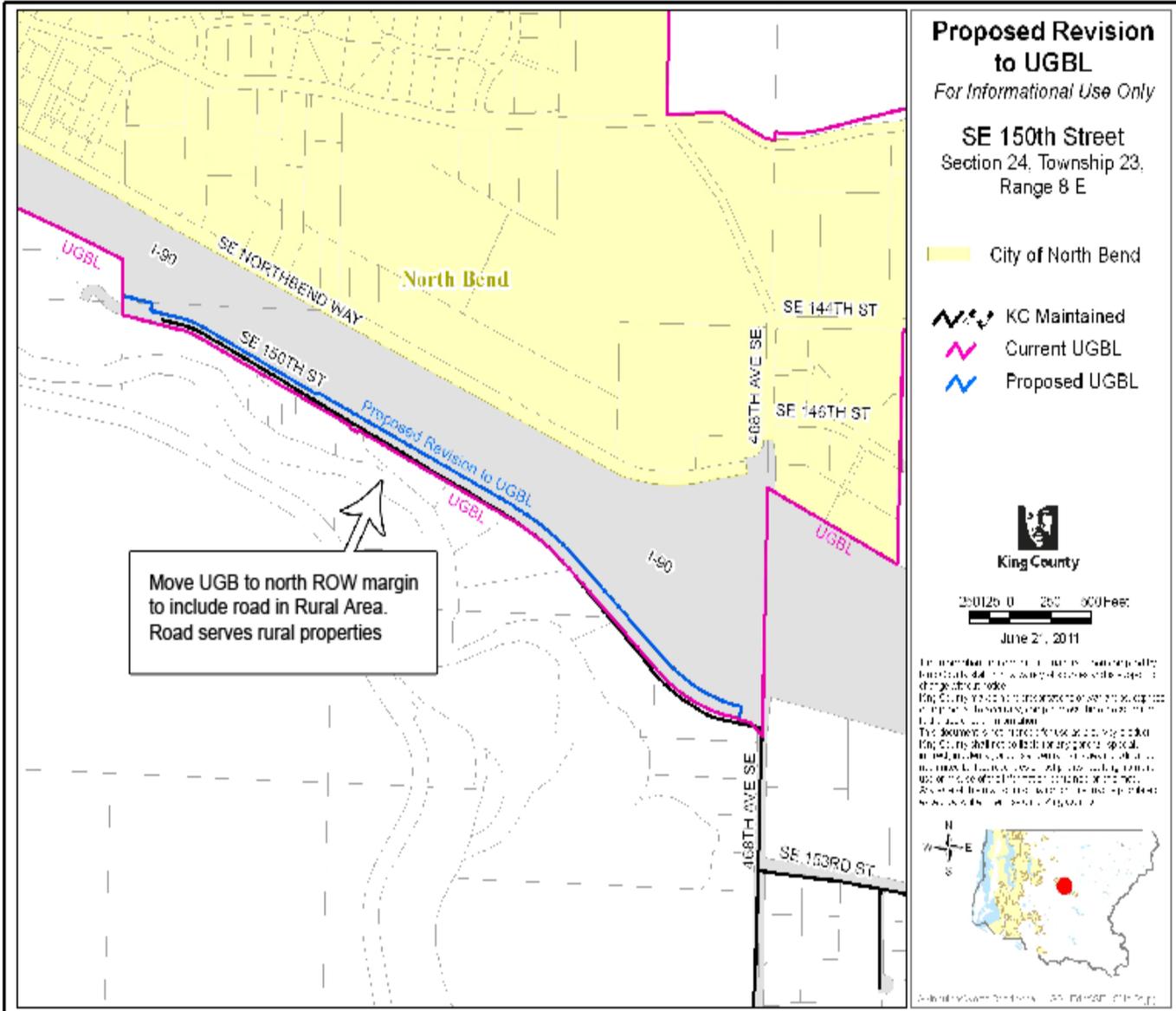
June 21, 2011

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**Proposed Revision to UGBL**

*For Informational Use Only*

**SE 150th Street**  
 Section 24, Township 23,  
 Range 8 E

City of North Bend

- KC Maintained
- Current UGBL
- Proposed UGBL

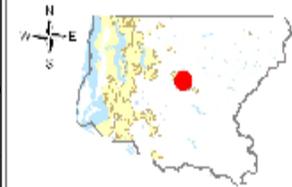


King County

250125 0 250 500 Feet

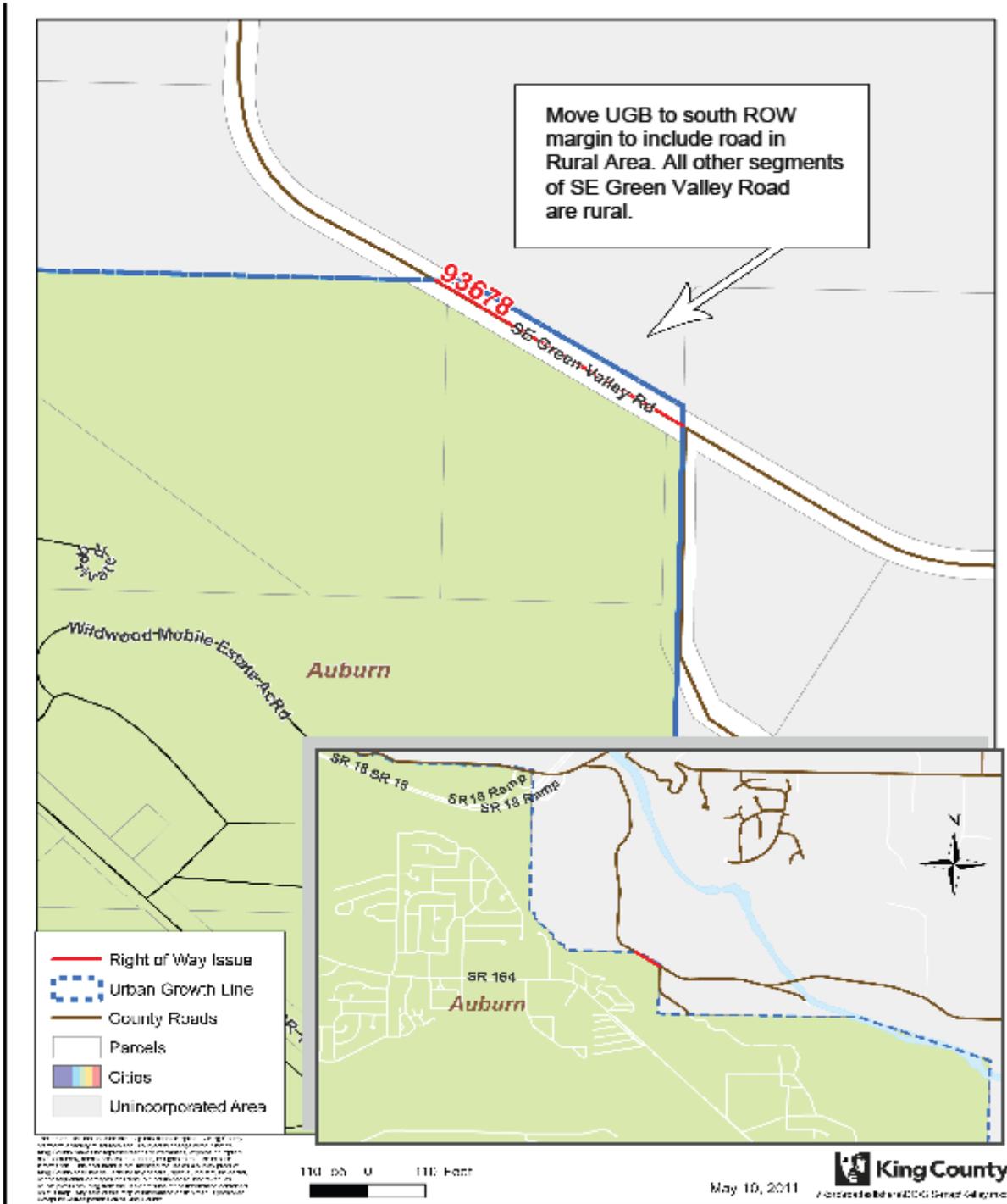
June 27, 2011

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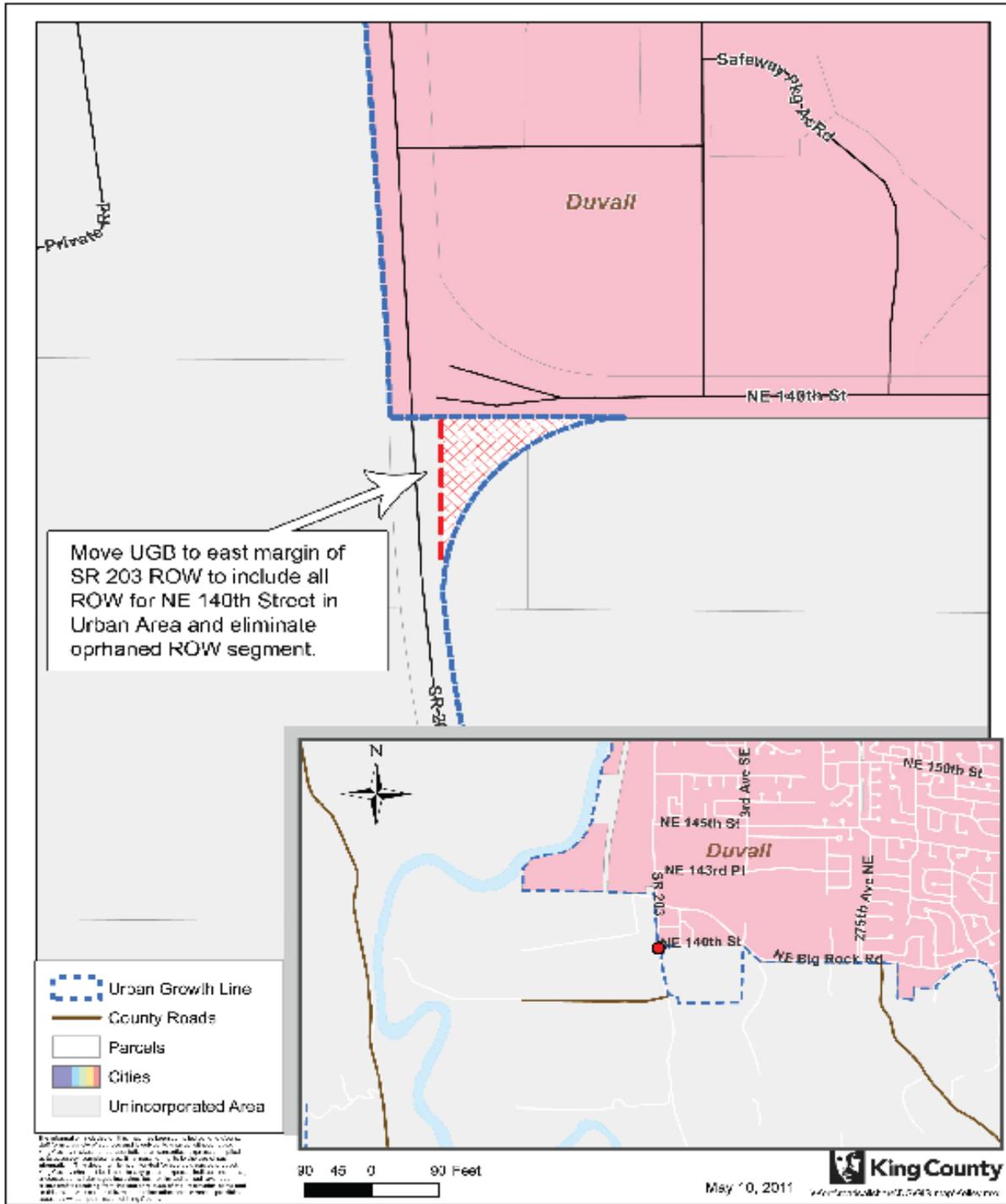


Submitted to: [illegible] Date: [illegible]

## Urban Growth Boundary Right of Way Issues - SE Green Valley Road



# Urban Growth Boundary Right of Way Issues - SR 203 & NE 140th Street



# Map Amendment 9

## Maple Valley UGA – Technical Correction

AMENDMENT TO THE KING COUNTY LAND USE ATLAS

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Amend Map #21, Section 21, Township 22, Range 6, as follows:

Redesignate the northwest corner of parcel 9406580050 from Rural Area to Incorporated City.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

**Effect:** Fixes a technical mapping error. The parcel is totally located within the boundaries of the City of Maple Valley.

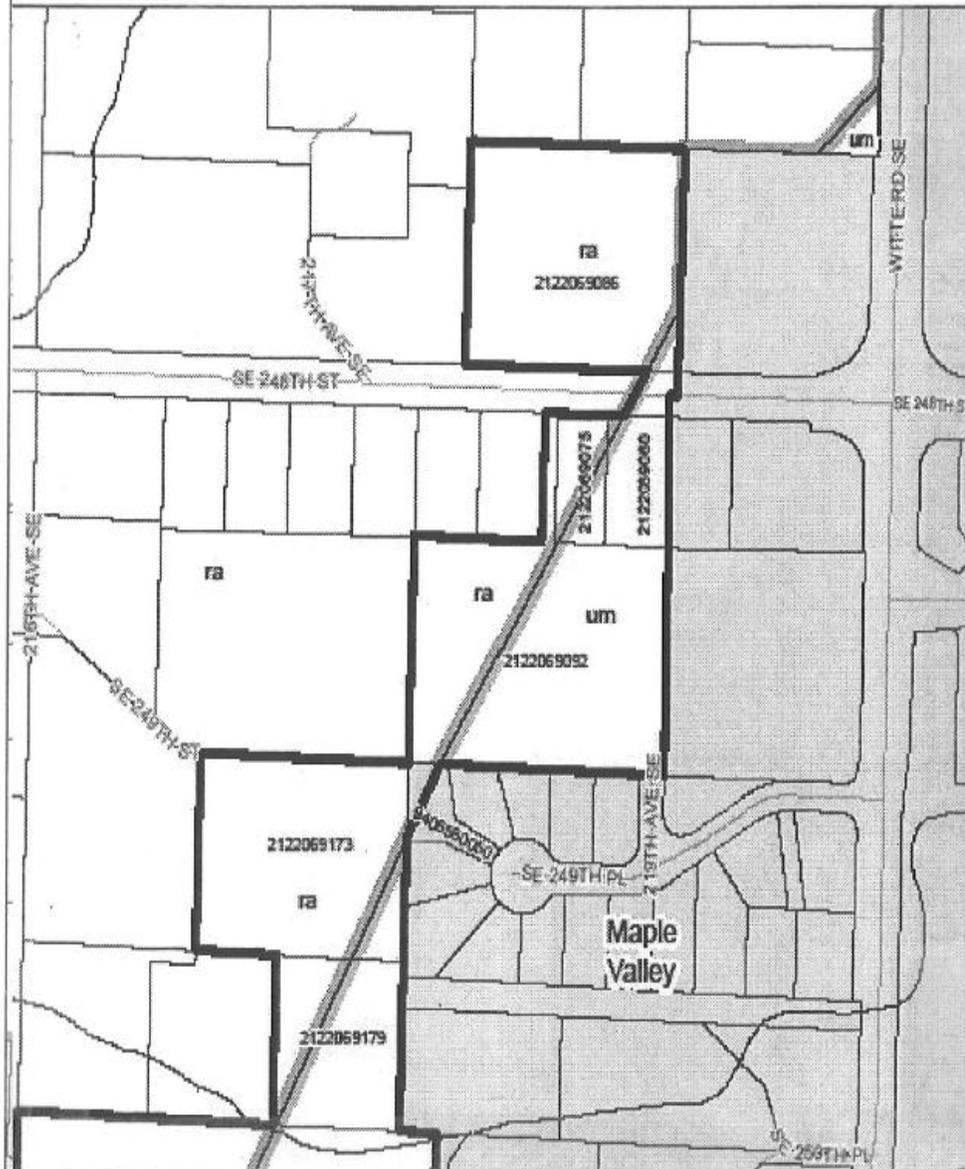
# Maple Valley – Technical Revision



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Date: September 23, 2011  
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- ra Rural Area
- um Urban Residential, Medium (4-12du/acre)
- Incorporated Areas
- Urban Growth Boundary
- Study Area



# Map Amendment 10

## Melki – Zone Change

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Map #14, Section 14, Township 23, Range 5, as follows:

Rezone the northerly 246.14 feet of parcel 1457500005 (exclusive of the area that lies within the wetland demarcation area established through code enforcement action E08G0099) from O (Office)- Potential RB (Regional Business) to RB-P.

Apply the following property-specific (p-suffix) conditions:

- This reclassification shall be effective only after a conservation easement has been recorded with the King County Recorder's Office for the:
  - RB-zoned portion of parcel 1457500005 that lies within the wetland demarcation area established through code enforcement action E08G0099, and
  - Remaining R-4 zoned portion of the parcel,
- The uses of the RB-zoned portion of the parcel shall be limited to the:
  - Sale, lease or rental of used (pre-owned) automobiles, and
  - Uses allowed for the Office zone,
- The number of automobiles for sale, lease or rental shall not exceed 45,
- No repair or maintenance of automobiles shall be permitted on-site,
- The parking area and storm water retention facilities shall be upgraded to comply with current county regulations, including but not limited to the county's surface water management standards,
- Landscaping shall be provided pursuant to K.C.C. chapter 21A.16,
- Lighting for the parking area shall be positioned in a manner to direct light only to the parking area and away from residential properties to the west and east, and
- Automobiles shall be washed only within an area where contaminated waste water cannot escape to the natural drainage system.