



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**February 20, 2001**

**Ordinance 14044**

**Proposed No. 2000-0186.3**

**Sponsors Sullivan**

1 AN ORDINANCE relating to comprehensive  
2 planning and zoning, adopting the King County  
3 Comprehensive Plan 2000 amendments to the 1994  
4 King County Comprehensive Plan in accordance with  
5 the Washington State Growth Management Act;  
6 amending Ordinance 263, Art. 2. Section 1, as  
7 amended, and K.C.C. 20.12.010 and Ordinance  
8 12834, Section 3, and K.C.C. 20.12.050.

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10  
11 **PREAMBLE:**

12 For the purposes of effective land use planning and regulation, the King  
13 County Council makes the following legislative findings:

14 King County has adopted the 1994 King County Comprehensive Plan  
15 to meet the requirements of the Washington State Growth Management  
16 Act (GMA).

17 The GMA requires that the Comprehensive Plan and development

18 regulations be subject to continuing review and evaluation by the  
19 county.

20 King County has approved annual amendments to correct technical  
21 errors and to make changes that do not require a substantive policy  
22 change or alter the urban growth line.

23 King County has performed its first comprehensive four-year cycle  
24 review of the Comprehensive Plan and development regulations. As a  
25 result of the review, King County is amending the 1994 Comprehensive  
26 Plan through passage of the Comprehensive Plan 2000.

27 King County has concluded that while the 1994 Comprehensive Plan  
28 should be adjusted to address some new conditions and trends that have  
29 developed since it was originally adopted, the fundamental tenants of  
30 the 1994 Comprehensive Plan should be maintained.

31 To accomplish the necessary adjustments, King County is updating the  
32 1994 Comprehensive Plan with modifications to the formatting, text,  
33 policies, maps and technical appendices of the plan.

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

36 The changes to zoning contained in this ordinance are needed to  
37 maintain conformity with the King County Comprehensive Plan, as  
38 required by the GMA. As such they bear a substantial relationship to,  
39 and are necessary for, the public health, safety and general welfare of  
40 King County and its residents.

41 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

42 SECTION 1. Ordinance 263, Art. 2, Section 1, as amended, and K.C.C.

43 20.12.010 are each hereby amended to read as follows:

44 **Comprehensive Plan adopted.** A. Under the King County Charter, the state  
45 Constitution and the Washington State Growth Management Act, chapter 36.70A RCW,  
46 the 1994 King County Comprehensive Plan is adopted and declared to be the  
47 Comprehensive Plan for King County until amended, repealed or superseded. The  
48 Comprehensive Plan shall be the principal planning document for the orderly physical  
49 development of the county and shall be used to guide subarea plans, functional plans,  
50 provision of public facilities and services, review of proposed incorporations and  
51 annexations, development regulations and land development decisions.

52 B. The amendments to the 1994 King County Comprehensive Plan contained in  
53 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)  
54 are hereby adopted.

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

59 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is  
60 adopted as a subarea plan of the King County Comprehensive Plan and, as such,  
61 constitutes official county policy for the geographic area of unincorporated King County  
62 defined in the plan and amends the 1994 King County Comprehensive Plan Land Use  
63 Map.

64 E. The amendments to the 1994 King County Comprehensive Plan contained in  
65 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the  
66 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et  
67 al, v. King County, Case No. 96-3-0013 as amendments to the King County  
68 Comprehensive Plan.

69 F. The amendments to the 1994 King County Comprehensive Plan contained in  
70 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)  
71 are hereby adopted as amendments to the King County Comprehensive Plan.

72 G. The Black Diamond Urban Growth Area contained in Appendix A to  
73 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive  
74 Plan.

75 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land  
76 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as  
77 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall  
78 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on  
79 the area affected by Ordinance 12535.

80 I. The amendments to the 1994 King County Comprehensive Plan contained in  
81 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted  
82 as amendments to the King County Comprehensive Plan.

83 J. The amendments to the 1994 King County Comprehensive Plan contained in  
84 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)  
85 are hereby adopted as amendments to the King County Comprehensive Plan.

86 K. The amendments to the 1994 King County Comprehensive Plan contained in

87 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance  
88 12931 and in the supporting text, are hereby adopted as amendments to the King County  
89 Comprehensive Plan.

90 L. The amendments to the 1994 King County Comprehensive Plan contained in  
91 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)  
92 are hereby adopted as amendments to the King County Comprehensive Plan.

93 M. The 1999 Transportation Needs Report contained in Attachment A to  
94 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County  
95 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King  
96 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby  
97 adopted as amendments to the King County Comprehensive Plan.

98 N. The amendments to the 1994 King County Comprehensive Plan contained in  
99 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999  
100 amendments) are hereby adopted as amendments to the King County Comprehensive  
101 Plan.

102 O. The 2000 Transportation Needs Report contained in Attachment A to this  
103 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County  
104 Comprehensive Plan, Technical Appendix C.

105 P. The Fall City Subarea Plan contained in Attachment A\* to Ordinance 13875 is  
106 adopted as a subarea plan of the King County Comprehensive Plan and, as such,  
107 constitutes official county policy for the geographic area of unincorporated King County  
108 defined in the plan. The Fall City Subarea Plan amends the 1994 King County  
109 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

110 Q. The amendments to the King County Comprehensive Plan contained in  
111 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King  
112 County Comprehensive Plan.

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

118 S. The amendments to the 1994 King County Comprehensive Plan contained in  
119 Attachments A, B and C to this ordinance (King County Comprehensive Plan 2000) are  
120 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A  
121 amends the policies, text and maps of the Comprehensive Plan. Amendments to the  
122 policies are shown with deleted language struck out and new language underlined. The  
123 text and maps in Attachment A replace the previous text and maps in the Comprehensive  
124 Plan. Attachment B to this ordinance contains technical appendix A (capital facilities),  
125 which replaces technical appendix A to the King County Comprehensive Plan, technical  
126 appendix C (transportation), which replaces technical appendix C to the King County  
127 Comprehensive Plan, and technical appendix M (public participation), which is a new  
128 technical appendix that describes the public participation process for the King County  
129 Comprehensive Plan 2000. Attachment C includes amendments to the King County  
130 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment  
131 C are adopted as the official land use designations for those portions of unincorporated  
132 King County defined in Attachment C to this ordinance.

133            SECTION 2. The Comprehensive Plan 2000 zoning amendments contained in  
134 Attachment C to this ordinance are adopted as the official zoning control for those  
135 portions of unincorporated King County defined in Attachment C to this ordinance in  
136 accordance with K.C.C. 20.12.050. Existing property-specific development conditions  
137 (p-suffix conditions) and special district overlays on parcels affected by the  
138 Comprehensive Plan 2000 area zoning amendments, whether adopted through  
139 reclassifications or area zoning, are retained by this ordinance except as specifically  
140 amended by this ordinance. Property-specific development standards adopted, repealed  
141 or amended by this ordinance shall amend Appendix A of Ordinance 12824 in  
142 accordance with K.C.C. 20.12.050. Special district overlays adopted, repealed or  
143 amended by this ordinance shall amend Appendix B of Ordinance 12824 in accordance  
144 with K.C.C. 20.12.050.

145            SECTION 3. Ordinance 12824, Section 3, and K.C.C. 20.12.050 are each hereby  
146 amended to read as follows:

147            **Zoning, potential zoning, property-specific development standards, special**  
148 **district overlays, regional use designations and interim zoning.** Zoning adopted  
149 pursuant to this section shall constitute official zoning for all of unincorporated King  
150 County.

151            A. Official zoning, including but not limited to p-suffix, so-suffix and potential  
152 zoning, is contained in the SITUS file and is depicted on the official zoning maps, as  
153 maintained by the department of development and environmental services.

154            B. Appendix A of Ordinance 12824 is hereby adopted to constitute and contain  
155 all property-specific development standards (p-suffix conditions) applicable in

156 unincorporated King County. The property specific development standards (p-suffix  
157 conditions) in effect or hereinafter amended shall be maintained by the department of  
158 development and environmental services in the Property Specific Development  
159 Conditions notebook. Any adoption, amendment or repeal of property-specific  
160 development standards shall amend, pursuant to this section, Appendix A of Ordinance  
161 12824 as currently in effect or ((hereinafter)) hereafter amended.

162 C. Appendix B of Ordinance 12824, as amended by this ordinance, is hereby  
163 adopted to constitute and contain special district overlays applied through Ordinance  
164 12824. The special district overlays in effect or hereinafter amended shall be maintained  
165 by the department of development and environmental services in the Special District  
166 Overlay Application Maps notebook. Any adoption, amendment or repeal of special  
167 district overlays shall amend, pursuant to this section, Appendix B of Ordinance 12824 as  
168 currently in effect or ((hereinafter)) hereafter amended.

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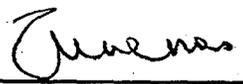
SECTION 4. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Ordinance 14044 was introduced on 3/6/00 and passed as amended by the Metropolitan King County Council on 2/12/01, by the following vote:

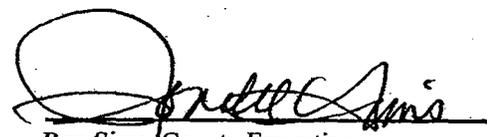
Yes: 9 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Nickels, Mr. Gossett and Ms. Hague  
No: 2 - Mr. Pullen and Mr. Irons  
Excused: 2 - Mr. McKenna and Mr. Vance

KING COUNTY COUNCIL  
KING COUNTY WASHINGTON  
  
Pete von Reichbauer, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 2 day of MARCH, 2001.

  
\_\_\_\_\_  
Ron Sims, County Executive

- Attachments**
- A. 2000 Amendments to the policies, text and maps of the 1994 King County Comprehensive Plan, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001, B. Technical appendix A (capital facilities) and technical appendix M (public participation), B. 2000 Technical appendix A (capital facilities), technical appendix C (transporation) and technical appendix M (public participation), C. 2000 Amendments to the King County land use map, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001

## Chapter One

# Regional Planning

Passage of the Growth Management Act (GMA) in 1990 by the State Legislature was the first critical step in the development of rational policies to sustain growth in Washington. For the first time in the State's history, all urban counties and their cities were required to develop and adopt comprehensive plans and regulations to implement these plans. To ensure comparable planning efforts, the Growth Management Act requires that comprehensive plans address specific issues including, but not limited to: land use, transportation, housing, facilities and services, utilities, natural environment, and economic development.

To achieve coordinated planning efforts, the Growth Management Act further requires that counties and cities develop a set of framework policies to guide development of each jurisdiction's comprehensive plan. In order to implement the Growth Management Act, King County conducts planning on five different levels. These levels of planning encompass land areas ranging in size from small neighborhoods to multiple counties.

Five Levels of Planning for King County		
Level	Purpose	Examples
Multi-county	Most frequently, multi-county planning is conducted by the Puget Sound Regional Council and includes King, Pierce, Snohomish, and Kitsap Counties. This level of planning is needed to address issues that affect the entire Central Puget Sound region.	-Metropolitan Transportation Plan -Regional Benchmarks -Multi-County Economic Development Strategy -Multi-County Planning Policies
Countywide	This level of planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire County.	-Countywide Planning Policies -King County Comprehensive Plan -Action Plan for Affordable Housing
Subarea	This level of planning, previously called community plans and basin plans, brings the policy direction of the Comprehensive Plan to a smaller geographic scale.	-Community Action Strategy Capital Facility Plans -Duwamish Coalition Project -Fall City Subarea Plan
Functional	This level of planning is conducted by King County, special purpose districts or other agencies. Some plans cover the entire County, while other pertain to specific areas. Functional plans focus on the delivery of services or facilities.	-Parks, Recreation and Open Space Plan -Regional Wastewater Services Plan -Six-Year Transit Development Plan
Neighborhood	These local plans address issues of concern to individual communities.	-White Center Action Plan -Vashon Town Plan -Aurora Corridor Study

The Growth Management Act also provides for re-evaluation of the comprehensive plan to address emerging land use and regulatory issues. The Act also calls for jurisdictions to evaluate progress towards the implementation of respective comprehensive plans and county-wide planning policies.

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# I. Defining Regional Objectives

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Prompted by citizens, King County adopted its first comprehensive plan to manage growth in 1964. Two decades later, the 1985 Comprehensive Plan identified an urban growth boundary line to limit urban growth to areas with the infrastructure needed for facilities and services. It also established policies to preserve rural areas, conserve the natural environment and designate resource lands for long-term agriculture and forest production.

King County played a key role in the development of *Vision 2020*, a long-range growth management, economic and transportation strategy for the central Puget Sound region. *Vision 2020*, developed by the Puget Sound Regional Council (PSRC), outlines a growth management and transportation strategy under state and federal laws. Member counties and cities of the PSRC adopted Vision 2020 in 1990.

The Growth Management Act (GMA), adopted by the state legislature in 1990, requires urban counties to develop comprehensive land use plans addressing growth. The GMA also requires counties and cities to work together to develop framework policies to guide the comprehensive plan development. These Countywide Planning Policies (CPP), first adopted in 1992, establish a vision for the future of King County - its cities, unincorporated urban areas, rural areas, and farms and forests. Under the CPP vision for the year 2012, King County will boast a diversified sound regional economy and high quality of life with a defined rural area, busy urban centers linked by a high capacity transit system and preservation of many natural areas.

King County's comprehensive plan builds on this vision for the unincorporated part of the county. The County's first comprehensive plan under the GMA was adopted in 1994. This 2000 update continues to be based on not only the mandates of the law, but also the goals voiced by citizens during the 1994 plan process and repeated during the plan update process.

The policies in this plan support the following objectives, which reflect the GMA goals, the CPP and public opinion:

- **Preserve the high quality of life** by balancing infrastructure needs with social, cultural, educational, recreational, civic, health and safety needs.
- **Spend money wisely and deliver services efficiently** by:
  - Concentrating infrastructure investments and service delivery to support the regional development pattern near cities where a full range of local services are located or can be made available;
  - Solving service deficiencies within the County to meet existing service needs and phasing service improvements for the needs of future growth;
  - Looking to King County to provide countywide facilities and services; and;
  - Relying primarily upon cities and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the County is the local service provider (e.g., Rural Area).
- **Continue our economic prosperity** by promoting a strong and diverse economy for King County residents through policies and programs that encourage new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens.
- **Increase the housing choices for all residents** by permitting a wide variety of homes styles and by increasing housing opportunities for all residents in locations closer to jobs.
- **Ensure that necessary transportation facilities and services are available to serve development at the time of occupancy and use** by targeting road and transit investments where growth is desired and for equitable contributions to the transportation system by new development.
- **Balance urban uses and environmental protection** through careful site planning that maximizes developable land while respecting natural systems.
- **Preserve rural, resource and ecologically fragile areas for future generations** by maintaining low residential densities in the rural areas and in areas containing regionally and nationally important

75 ecosystems for fish and wildlife and by recognizing that resource lands, such as farms and forests, provide  
76 economic, social and environmental benefits.

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78 To help achieve these goals, this King County Comprehensive Plan 2000 Update:

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80 • Includes strategies to address the problems of growth;  
81 • Renews emphasis on environmental protection in light of listings of chinook salmon and bull trout as  
82 threatened species under the federal Endangered Species Act;  
83 • Calls for the County to continue to work with its citizens and other jurisdictions to tackle issues and  
84 develop solutions consistent with community values; and  
85 • Brings together the elements needed to guide growth and development in unincorporated King County  
86 toward the goal of a thriving, healthy and environmentally sound county.  
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88 The general policies in this section call on King County to strive to provide a high quality of life, actively solicit  
89 citizen participation, and use its planning processes to strengthen communities.  
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91 **RP-101** **King County shall strive to provide a high quality of life for its residents by**  
92 **working with cities, special purpose districts and residents to develop attractive,**  
93 **safe and accessible urban communities, retain rural character and rural**  
94 **neighborhoods, support economic development, maintain resource lands and**  
95 **preserve the natural environment.**  
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97 **RP-102 ((V-301))** **King County shall actively solicit citizen participation from individuals and**  
98 **organized groups, including Unincorporated Area Councils, in the development**  
99 **and implementation of its plans.**

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101 **RP-103** **King County shall seek comment during its planning processes from federally-**  
102 **recognized tribes.**  
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104 **RP-104 ((V-302))** **King County's planning should strengthen communities by addressing all the**  
105 **issues, resources and needs that make a community whole, including land use,**  
106 **transit, health, human services, natural environment and the provision of**  
107 **infrastructure and other services.**  
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109 **RP-105 ((V-305))** **King County ((may explore the integration of ecosystem management)) shall**  
110 **integrate responses to the listings under the Endangered Species Act into future**  
111 **planning and economic development efforts and resource((s)) management**  
112 **programs to achieve a balance between environmental, social, and economic**  
113 **goals and objectives.**  
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115 **RP-106 ((U-303))** **The Urban Growth Area line is considered long-term and can only be amended**  
116 **consistent with Countywide Planning Policy FW-1, and Comprehensive Plan**  
117 **Policy ((I-207)) I-304.**  
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119 **RP-107 ((V-504))** **The Comprehensive Plan Land Use Map is adopted as part of this ((P)) plan. It**  
120 **((designates the proposed general distribution, general location and extent of the**  
121 **uses of land, where appropriate, for agriculture, timber production, housing,**  
122 **commerce, industry, recreation, open space, public utilities, public facilities,))**  
123 **depicts the Urban Growth Area, rural area, natural resource lands and other land**  
124 **uses. The Land Use Map at the end of this chapter ((is a generalized**  
125 **representation of)) generally represents the official Comprehensive Plan Land**  
126 **Use Map.**

## II. Planning Framework

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There is a hierarchy of planning in the County with consistency between the levels. Some issues, such as the establishment of the UGA, are best decided at the Countywide level. While others, such as the amount of commercial space needed in a neighborhood, are best determined at the subarea plan level. The County will move over time to become both a regional and a rural government, without responsibility for land use planning on a local level within the UGA. This transition will be gradual, depending on the desires of local communities and the ability of cities to provide services to newly annexed areas.

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**RP-201 ((V-303))** King County's planning should ~~((be conducted at several levels, including))~~ include multi-county, countywide, subarea and neighborhood levels of planning. Working with citizens, special purpose districts and cities as planning partners, the County shall strive to balance the differing needs identified across or within plans at these geographic levels.

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### A. Multi-County Planning

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The Growth Management Act states that multi-county planning must be done for the four county region encompassing King, Pierce, Snohomish, and Kitsap Counties. This requirement was fulfilled by the Puget Sound Regional Council through the creation of the Multi-County Planning Policies. Multi-county planning will continue to be conducted under the auspices of the Puget Sound Regional Council with participation by the four counties. Other examples of multi-county planning include the Regional Transportation Plan, Regional Benchmarks and a Multi-County Economic Development Strategy.

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### B. Countywide Planning

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Countywide planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire County. State law requires that planning be coordinated on a countywide level, and that the County itself adopt a Comprehensive Plan to regulate those areas it has direct responsibility for. The Countywide Planning Policies, adopted by the Metropolitan King County Council and ratified by the cities within the County in 1992, then revised in 1994, were written to meet the State requirements for countywide planning. The 1994 Comprehensive Plan is also written to meet State requirements. Functional plans are another example of countywide planning.

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The Countywide Planning Policies describe an overall vision for the cities and unincorporated portions of King County, and provide general strategies and approaches to be used by local jurisdictions, acting individually and cooperatively, to achieve that vision. The Countywide Planning Policies were developed by a formal body, the Growth Management Council (GMPC) which consists of elected officials from Seattle, the suburban cities and King County with ex-officio members from the special purpose districts and the Port of Seattle. The GMPC meets regularly to review issues of countywide significance and propose amendments to the Countywide Planning Policies.

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King County, the City of Seattle and the suburban cities are responsible for ensuring that their respective comprehensive plans are consistent with and implement the Countywide Planning Policies. As the regional government, King County provides leadership on issues of countywide importance. The County should continue to emphasize implementation of the Countywide Planning Policies when engaged in planning and negotiating activities with cities and other service providers. Examples of such opportunities include Potential Annexation Area, service, and other Interlocal Agreements.

177 The King County Comprehensive Plan provides policy guidance for unincorporated King County. The  
178 Comprehensive Plan addresses all of the mandatory and several of the optional elements of the State Growth  
179 Management Act. The Plan serves as a vital guide to the future and provides a framework for managing change.  
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181 ~~((I-101) When making decisions, King County shall balance the public policy goals of this~~  
182 ~~Comprehensive Plan which are stated in Chapter One, Plan Vision. They are: 1)~~  
183 ~~preserve the high quality of life; 2) spend money wisely; 3) continue our~~  
184 ~~economic prosperity; 4) increase the housing choices for all residents; 5) ensure~~  
185 ~~that necessary transportation facilities and services are available to serve~~  
186 ~~development at the time of occupancy and use; 6) balance urban uses and~~  
187 ~~environmental protection; and 7) pre-serve rural, resource and ecologically~~  
188 ~~fragile areas for future generations.))~~  
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190 ~~((I-206) King County and Snoqualmie shall complete a joint planning process consistent~~  
191 ~~with Countywide Planning Policy FW-1, Step 8b and LU-38.))~~  
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193 ~~((I-207) For the Cities of Newcastle, Woodinville, Shoreline, Covington, Maple Valley and~~  
194 ~~all newly incorporated cities within the Urban Growth Area, King County shall~~  
195 ~~work to establish a Potential Annexation Area. Any proposal for a Potential~~  
196 ~~Annexation Area outside the Urban Growth Area shall require an amendment to~~  
197 ~~the Comprehensive Plan and to the County-wide Planning Policies. As the~~  
198 ~~regional government, King County will work with these newly formed cities to~~  
199 ~~ensure they understand their obligations under the Growth Management Act and~~  
200 ~~the Countywide Planning Policies, including the timely adoption of~~  
201 ~~comprehensive plans and implementing development regulations. This shall~~  
202 ~~include monitoring the status of these plans, and an annual progress report to~~  
203 ~~the Metropolitan King County Council. The first report shall be submitted~~  
204 ~~December 1, 1997, and shall occur annually thereafter.))~~  
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206 ~~((I-208) King County should modify the Maple Valley Study and develop it in two phases.~~  
207 ~~The first phase should occur in 1996 and concentrate on rendering community~~  
208 ~~assistance which could include the following:~~  
209 ~~a. preparing a baseline traffic profile with action strategies to implement~~  
210 ~~safety and circulation recommendations;~~  
211 ~~b. information gathering and analysis of land capacity, permit activity, and~~  
212 ~~community acquisition of Geographic Information System-generated~~  
213 ~~maps;~~  
214 ~~c. reviewing and determining the potential of redesigning the Urban Growth~~  
215 ~~Area (e.g. designate "Rural Town" status to commercial areas of Greater~~  
216 ~~Maple Valley which includes Maple Valley, Wilderness Village and Four~~  
217 ~~Corners or propose redesignation of the Maple Valley commercial center~~  
218 ~~from rural to urban) within the parameters of the Countywide Planning~~  
219 ~~Policies and this Plan;~~  
220 ~~d. conducting an assessment and analysis of potential annexation areas~~  
221 ~~based on incorporation boundaries;~~  
222 ~~e. updating historic resources inventory; and~~  
223 ~~f. other issues based on Maple Valley area public participation.~~  
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225 ~~If the incorporation vote in the November 1996 election fails, King County should~~  
226 ~~begin the second phase of the study in 1997. This phase should include in detail~~  
227 ~~the commercial and residential uses in the vicinity of the historic center of Maple~~  
228 ~~Valley, Four Corners and Wilderness Village. Along with the work identified in~~  
229 ~~"c." and "d." recommendations will be made to King County Council whether~~  
230 ~~redesignation of land uses are necessary and consistent with the Countywide~~  
231 ~~Planning Policies and this Plan.~~  
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Recommendations should be completed in time to be considered in the 1998 annual Comprehensive Plan update process.))

**RP-202 ((I-401a))** King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, service and other interlocal agreements with the cities. ((During negotiations with the cities, King County shall ensure that all such agreements are consistent with and implement the Countywide Planning Policies.))

### C. Subarea Planning

Subarea planning, previously called community planning and basin planning, focuses the policy direction of the Comprehensive Plan to a smaller geographic area. Examples include the Fall City Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of this Comprehensive Plan.

**RP-203 ((I-209))** Subarea plans ((should)) provide detailed land use plans for local geographic areas. Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the ((County's Comprehensive)) Plan's policies, development regulations and Land Use Map. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to:

- a. Identif((y))ication of policies in the Comprehensive Plan that apply to the subarea;
- b. Review and update of applicable community plan policies;
- c. ((b.))((Plan-s)) Specific land uses and ((apply)) implementing zoning, consistent with the Comprehensive Plan;
- d. ((c.))Identif((y))ication of the boundaries of Unincorporated Activity Centers and Rural Towns;
- e. ((d.))Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;
- f. ((e.)) Recommendations for additional Open Space designations and park sites;
- g. ((f.)) Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans, to support planned land uses and implement Community Action Strategies;
- h. Resolution of land use and service issues in Potential Annexation Areas;
- i. ((h.)) Identif((y))ication of new issues that need resolution at a countywide level; and,
- j. ((i.)) Identif((y))icaction of all necessary implementing measures needed to carry out the plan.

### D. Functional Planning

Functional plans are detailed plans for facilities and services and also include action plans and programs for other governmental activities. Some functional plans are operational or programmatic and guide daily management decisions. Others include specific details of facility design and location. Plans that guide specific siting of facilities must be consistent with the Comprehensive Plan. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. The Regional Wastewater Services Plan, which plans for conveyance, treatment and disposal of sewage is an example of a functional plan. The Six-Year Transit Development Plan which guides transit service throughout King County is another example of a functional plan.

Capital improvements are important components of function plans. Capital facilities and spending on improvements and new facilities are closely linked to availability of funds. Function plans must identify costs

288 and services of needed facilities and distinguish between improvements needed for new growth verses those  
289 needed to support existing public health and welfare needs.

290  
291  
292 ~~((I-213 To resolve deficiencies related to water, sewer and/or transportation services, the~~  
293 ~~County shall initiate a joint planning process which will:~~  
294 ~~a. Involve relevant jurisdictions, special purpose districts and/or local~~  
295 ~~service providers, and~~  
296 ~~b. Identify the major service deficiencies and establish a schedule for~~  
297 ~~resolving them.))~~

298  
299 **RP-204 ((I-214))** **Functional plans for facilities and services should:**  
300 **a. Be consistent with the Comprehensive Plan and subarea and**  
301 **neighborhood plans;**  
302 **b. Be consistent with the Community Action Strategies;**  
303 **c.((b)) Define required service levels for the Urban Growth Area, Rural Area and**  
304 **Natural Resource Lands;**  
305 **d.((c-)) Provide standards for location, design and operation of public facilities**  
306 **and services;**  
307 **e.((d-)) Specify adequate, stable and equitable methods of paying for public**  
308 **facilities and services;**  
309 **f.((e-)) Be the basis for scheduling needed facilities and services through capital**  
310 **improvement programs; and**  
311 **g.((f-)) Plan for maintenance of existing facilities.**

312  
313 **RP-205 ((I-303))** **Existing functional plans which have not been adopted as part of this**  
314 **Comprehensive Plan shall remain in effect and continue as official county policy**  
315 **until reviewed and revised to be consistent with the Comprehensive Plan, or until**  
316 **repealed or replaced. In case of conflict or inconsistency between applicable**  
317 **policies in existing community and functional plans and the Comprehensive Plan,**  
318 **the Comprehensive Plan shall govern. ((Review of the consistency of functional**  
319 **plans shall occur with the report discussed in policy I-302.))**

320  
321 **RP-206 ((V-304))** **King County shall prepare functional plans to identify countywide facility and**  
322 **service needs and define ways to fund these consistent with the King County**  
323 **Comprehensive Plan ((land use plans and service and finance strategy)).**  
324 **Independent special purpose districts and other public agencies also prepare**  
325 **functional plans which should be considered by King County.**

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328 **E. Neighborhood Planning**  
329 **Neighborhood planning is intended to address issues of concerns to individual communities. They will**  
330 **frequently address highly detailed planning issues, such as overlay district conditions, local improvement**  
331 **districts or business improvement areas. Examples of neighborhood planning include the White Center Action**  
332 **Plan, Westhill Plan, the Preston Village Plan and the Vashon Town Plan. Development of neighborhood plans**  
333 **is guided by the following policy and other applicable policies of this Comprehensive Plan. Reference to**  
334 **subarea plans at other places in this document could be considered to be subarea plans or neighborhood**  
335 **plans.**

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338 **RP-207 ((I-215))** **Neighborhood plans should provide detailed land use, infrastructure, and**  
339 **development plans for neighborhoods which are generally less than two square**  
340 **miles in size. These plans shall be elements of and consistent with the ((King**  
341 **County)) Comprehensive Plan ((and shall be consistent with the County's**  
342 **Comprehensive Plan, and)). These plans should also be consistent with**  
343 **functional plans' facility and service standards. Neighborhood plans may**  
344 **include, but are not limited to:**

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- a. Identif(y)ication of policies in the Comprehensive Plan and applicable Community Plan that apply to the neighborhood;
- b. ~~((Plan-s))~~ Specific land uses and ((apply)) implementing zoning, consistent with the Comprehensive Plan;
- c. Identif(y)ication of locations and conditions for special overlay districts;
- d. Recommendations for additional Open Space designations and park sites;
- e. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;
- f. Identif(y)ication of new issues that need resolution at a countywide level; and,
- g. Identif(y)ication of all necessary implementing measures needed to carry out the Plan.

~~((I-216 King County shall work with local citizens in the development of Rural Town plans, such as the Vashon Town Plan. King County should ensure appropriate funding in the development, review and implementation of community developed plans.))~~

~~((I-402 King County should revise the criteria for funding capital improvement projects to focus funds in Full Service Areas and Service Planning Areas consistent with the designation criteria contained in this plan.))~~

~~((I-403 King County shall develop sewer, water, and transportation certificates for the purposes of implementing~~

## III. Comprehensive Plan Amendments

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In the process of implementing the Comprehensive plan, there may be a need for amendments to address emerging land use and regulatory issues. The County has established the Comprehensive Plan Amendment Process to enable individual citizens, businesses, community groups, cities, county departments and others to propose changes to existing comprehensive plan policies and development regulations. This process provides for continuous and systematic review of Comprehensive Plan policies and development regulations in response to changing conditions and circumstances impacting growth and development throughout King County.

The Comprehensive Plan Amendment Process includes an Annual Cycle and a Four-Year Cycle. The Annual Cycle generally is limited to those amendments that propose technical changes. The Four-Year Cycle is designed to address amendments that propose substantive changes. This Amendment Process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a Docket Process to facilitate public involvement and participation in the comprehensive plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing comprehensive plan policies; development regulations, land use designations, zoning, or other components of the plan can obtain and complete a Docket Form outlining the proposed amendment. Docket Forms are available via the King County web site at <http://www.metrokc.gov/exec/orpp/compplan>.

**RP-301** The Amendment Process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.

**RP-302** Through the Amendment Process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an Annual Cycle and a Four-Year Cycle in accordance with subsections (1) and (2) of RCW 36.70A.130.

**RP-303** The Annual Cycle shall consider proposed amendments which do not require substantive changes to Comprehensive Plan policies and development regulations, or which do not alter the Urban Growth Area (UGA) Boundary. If the proposed amendments are necessary for the protection and recovery of threatened and endangered species, than subarea plans and proposals for a 4 to 1 project can be considered as part of the Annual Cycle.

**RP-304** The Four-Year Cycle shall consider proposed amendments that could be considered in the Annual Cycle and also those outside the scope of the Annual Cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of County-wide Planning Policy FW-1.

**RP-305** In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable, King County shall ensure public participation in the amendment process for Comprehensive Plan policies and development regulations. King County shall disseminate information regarding public involvement in the Comprehensive Plan Amendment Process, including, but not limited to, the following: description of procedures and schedules for proposing amendments

425 to Comprehensive Plan policies and development regulations; guidelines for  
426 participating in the Docket Process; public meetings to obtain comments from  
427 the public or other agencies; provision of public review documents; and  
428 dissemination of information relating to the Comprehensive Plan Amendment  
429 Process on the internet or through other methods.  
430

431 The following policies guide the preparation of amendments and their review by King County.

432  
433 **RP-306 ((I-201))** Amendments to the Comprehensive Plan Land Use Map ~~((should be))~~ are subject  
434 to the ~~((same))~~ requirements ~~((as those for))~~ listed in policies ~~((I-202))~~ RP-307 and  
435 ~~((I-203))~~ RP-308.

436  
437 **RP-307 ((I-202))** Proposed amendments each calendar year shall be considered by the  
438 Metropolitan King County Council concurrently so that the cumulative effect of  
439 the proposals can be determined. All proposed Comprehensive Plan  
440 amendments should include the following elements, any of which may be  
441 included in environmental review documents:

- 442 a. A detailed statement of what is proposed to be changed and why;
- 443 b. A statement of anticipated impacts of the change, including the  
444 geographic area affected and issues presented;
- 445 c. A demonstration of why existing Comprehensive Plan guidance should  
446 not continue in effect or why existing criteria no longer apply;
- 447 d. A statement of how the amendment complies with the Growth  
448 Management Act's goals and specific requirements;
- 449 e. A statement of how the amendment complies with the Countywide  
450 Planning Policies;
- 451 f. A statement of how functional plans and capital improvement programs  
452 support the change; and
- 453 g. Public review of the recommended change, necessary implementation  
454 (including area zoning if appropriate) and alternatives.  
455

456 **RP-308 ((I-203))** Proposed amendments to the Comprehensive Plan policies should be  
457 accompanied by any changes to development regulations, modifications to  
458 capital improvement programs, subarea, neighborhood, and functional plans  
459 required for implementation so that regulations will be consistent with the Plan.  
460

461 A financial analysis is critical to all subarea, functional and neighborhood plans in order to evaluate the  
462 resources required and the time frame necessary for full implementation. Plan alternatives and costs should  
463 be clearly understood and plans should be financially achievable.  
464

465 **RP-309 ((V-401))** King County ~~((shall))~~ should identify the financial costs and public benefits of  
466 proposed subarea, functional and neighborhood plans prior to adoption to ensure  
467 that ((so that what needs to be done can be prioritized and the ability to  
468 implement plans fully is enhanced)) implementation can be appropriately  
469 prioritized.

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## IV. Review and Evaluation

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In accordance with the Growth Management Act (GMA), King County and its cities have developed a Review and Evaluation Program in order to collect and review information relating to a variety of critical land use planning issues. The purpose of the Review and Evaluation Program is to provide policy makers, business leaders, cities, other agencies, and the public with information to evaluate the progress made by jurisdictions on the implementation of the respective comprehensive plan and county-wide planning policies.

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The Review and Evaluation Program involves a combination of implementation, monitoring, and reporting of information relating to critical countywide measures and indicators. This information is furnished through annual publications such as The King County Annual Growth Report and The King County Benchmark Report. King County collects and reviews information relating to and including, but not limited to, the following:

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- Urban Densities
- Remaining Land Capacity (Buildable Lands)
- Growth and Development Assumptions, Targets, and Objectives
- Residential, Commercial, and Industrial Development
- Transportation
- Affordable Housing
- Economic Development
- Environmental Quality

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Working in cooperation with the Growth Management Planning Council and the cities, King County evaluates data collected countywide and publishes The King County Annual Growth Report and The King County Benchmark Report. In addition, on an on-going basis, King County prepares and transmits progress reports to The Washington State Department of Community, Trade and Economic Development.

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Some of the objectives of the Review and Evaluation Program include:

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- Determining whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the county-wide planning policies and the county and city comprehensive plans with actual growth and development in the county and cities;
- Determining whether there is sufficient suitable land to accommodate applicable county-wide population projections;
- Determining the actual density of housing constructed within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Determining the actual amount of land developed for commercial and industrial uses within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Reviewing commercial, industrial, and housing needs by type and density range to determine the amount of land needed for commercial, industrial, and housing for the remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan; and
- Adopting and implementing measures intended to promote consistency between estimates of available land capacity, measures of actual development by type, and goals and objectives of city and county comprehensive plan policies, development regulations, and county-wide planning policies. Such measures include, but are not limited to possible amendments to countywide planning policies as determined necessary by the county and the cities.

520 The first review and evaluation will be completed on or before September 1, 2002, and subsequent review and  
521 evaluations will be performed every five (5) years thereafter.

522  
523 **RP-401**      **King County shall, in conjunction with the cities in accordance with the Countwide**  
524 **Planning Policies, conduct a Review and Evaluation Program to determine whether it is**  
525 **achieving needed urban densities within the Urban Growth Area. If necessary, the**  
526 **evaluation should also identify measures, other than adjusting the UGA, that can be**  
527 **taken to comply with GMA.**  
528

529 ~~((1-501~~      ~~King County should pursue a monitoring and benchmarks program to measure~~  
530 ~~progress towards public policy goals. A process should be established which:~~  
531 ~~a. includes the public, environmental and business leaders, interest groups, cities~~  
532 ~~and other agencies in identifying key indicators to be used as a basis for~~  
533 ~~benchmarks;~~  
534 ~~b. Addresses key issue areas of countywide concern, including, but not limited to,~~  
535 ~~land capacity, phasing of growth in urban and rural areas, density, permit~~  
536 ~~processing, housing costs, economic strength and diversity, employment~~  
537 ~~growth by area, job training and education, natural resource consumption,~~  
538 ~~public health and safety, water use, solid waste, transportation, open space,~~  
539 ~~cultural resources, energy use, air, water and ground water quality; status of~~  
540 ~~wetland functions; habitat and species protection; and the sustainability of~~  
541 ~~resource, rural, and industrial lands;~~  
542 ~~c. Establishes a process whereby data collection monitoring and regular reporting~~  
543 ~~are used to measure key indicators and benchmarks are identified from these~~  
544 ~~indicators. The benchmarks should be adopted by the Metropolitan King~~  
545 ~~County Council;~~  
546 ~~d. Identifies alternative ways to reach an identified policy goal or to change that~~  
547 ~~goal if the monitoring process indicates that benchmarks cannot be achieved;~~  
548 ~~and~~  
549 ~~e. Builds on the contributions to benchmarking made during development of the~~  
550 ~~Countywide Planning Policies, to avoid duplication of efforts and consolidate~~  
551 ~~benchmarking efforts. Toward this end, a single advisory group with~~  
552 ~~responsibility for providing oversight and guidance for countywide~~  
553 ~~benchmarking efforts shall be established.))~~

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## Chapter Two

# Urban Communities

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The Urban Communities chapter brings together the major elements that combine to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as part of a livable community

The chapter first defines the Urban Growth Area, where most growth will occur, and major land uses within it. The chapter then provides the framework to guide the development of new urban communities and redevelopment of existing communities within the unincorporated portion of the Urban Growth Area.

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# I. Urban Land Use

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## 17 A. Urban Communities

18 The challenge for King County and its residents is to create urban communities which provide the places  
19 and ways people want to live, as well as respond to the cultural and economic diversity of our  
20 neighborhoods. Urban communities need more than physical infrastructure. They also need a broad  
21 range of amenities and human services that make them attractive and safe places to work and live, while  
22 protecting our physical environment and maintaining the quality of life we all value.

23

24 U-101

~~((King County should encourage-d))~~ Development within the Urban Growth Area ((that)) should create((s)) and maintain((s)) safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.

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### 1. The Urban Growth Area

The Growth Management Act requires the County to designate an Urban Growth Area where most growth and development forecasted for King County will be accommodated. By designating an urban growth area, King County and other counties in the State will:

- limit sprawling development,
- reduce costs by encouraging concentrated development,
- improve the efficiency of human services, utilities and transportation,
- protect rural areas, and
- enhance open space.

The Urban Growth Area (UGA) for King County is designated on the official Land Use Map adopted with this plan. The Countywide Planning Policies (CPP) provide the framework which the Metropolitan King County Council used when adopting the UGA as part of the 1994 Comprehensive Plan.

The UGA includes all cities within the County, including the rural cities, the cities' annexation areas, and land within the unincorporated part of the County characterized by urban-type growth. The UGA also includes the Bear Creek Urban Planned Developments east of Redmond. See Chapter 3, "Rural Legacy and Natural Resource Lands", for additional policy guidance on growth within the rural cities annexation areas.

King County's total UGA covers 460 square miles of the County's total area of 2,134 square miles. Cities comprise most of the land mass of the UGA, at 376 square miles; the unincorporated portion of the UGA is now about 84 square miles, according to the 1999 *King County Annual Growth Report*.

#### U-102 ((U-204))

The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 1992-2012. These lands should include only those lands that meet the following criteria:

- a. ~~((Do not include rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies plan process));~~

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- ~~((b. — Include only areas already))~~ Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- ~~((c))~~b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- ~~((d))~~c. Respect topographical features which form a natural edge such as rivers and ridge lines;
- ~~((e))~~d. ~~((Include only areas which a))~~ Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions; ~~((and~~
- f)e. Are ((l)) included within the Bear Creek Urban Planned Development (UPD) sites ((, unless the applications for a UPD permit or a Fully Contained Community (FCC) permit are denied by King County or not pursued by the applicants.)); and
- f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies plan process.

~~((In addition, this policy recognizes that the Bear Creek Urban Planned Developments (UPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan, and that these properties are urban under the Countywide Planning Policies. If the applications necessary to implement the UPDs are denied by King County or not pursued by the applicant(s), then the property subject to the UPD shall be redesignated rural pursuant to the Bear Creek Community Plan. This policy recognizes the appropriateness of designating the Bear Creek UPD sites as a Fully Contained Community under the Growth Management Act. If the applications necessary to implement the Fully Contained Community are denied by King County or not pursued by the applicant(s) and if the sites have not otherwise been approved as an UPD, then the Property shall be designated rural on the Land Use Map.))~~

U-103 Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.

U-104 ((R-104)) Except for the Blakely Ridge and ((Northridge)) Redmond Ridge Fully Contained Communities designations in Policy ((U-540)) U-170, no new Fully Contained Communities ((are needed)) shall be approved in King County.

~~((U-202~~ ~~King County recognizes the value of providing for a contiguous Urban Growth Area boundary in the vicinity of Covington. The property identified as the Matelich parcels provides for a contiguous boundary in this area. This property is included based on its ability to be efficiently and cost effectively provided with urban services and its ability to support urban growth without major environmental impacts and to meet a zero impact to water quality.))~~

## 2. Growth in Cities and Urban Centers

The King County Comprehensive Plan directly affects land use planning decisions only in unincorporated King County. The cities, however, contain most of the County's economic base and its urban population and provide urban services to adjacent unincorporated areas. In addition, many public services vital to urban growth are provided to unincorporated areas by independent special purpose districts. The

119 Countywide Planning Policies guide the development of Urban Centers, which are located in cities and  
120 should accommodate concentrations of housing and employment. The significant role of the cities and  
121 districts therefore must be recognized in County decision-making and through future planning efforts.  
122

123 **U-105 ((U-203))** ~~((King County should encourage m))~~ **Most population and employment**  
124 **growth should ((to)) locate in the contiguous Urban Growth Area in western**  
125 **King County, especially in cities and their Potential Annexation Areas.**  
126

127 **U-106 ((U-204))** ~~King County ((should encourage and actively))~~ **supports** the development of  
128 **Urban Centers to meet the region's needs for housing, jobs, services, culture**  
129 **and recreation. Strategies may include exploring opportunities for Joint**  
130 **Development or Transit Oriented Development, siting civic uses in mixed-**  
131 **use areas, creating public/private partnerships for infrastructure**  
132 **investments, and leveraging or utilizing existing County assets in Urban**  
133 **Centers.**  
134

135 **U-107 ((U-205))** **King County should concentrate facilities and services within the Urban**  
136 **Growth Area to make it a desirable place to live and work, to more efficiently**  
137 **use existing infrastructure capacity and to reduce the long-term costs of**  
138 **infrastructure maintenance.**  
139

140 **U-108** **King County shall work with cities, especially those designated as Urban**  
141 **Centers, in collaborative efforts that result in transfers of density from the**  
142 **Rural Area.**  
143

144 **U-109 ((U-206))** **Development ((Environmental)) standards for urban ((development)) areas**  
145 **should emphasize ways to allow maximum permitted densities and uses of**  
146 **urban land while not compromising the function of critical environmental**  
147 **areas. Mitigating measures should ((be encourage to)) serve multiple**  
148 **purposes, such as drainage control, ground water recharge, stream**  
149 **protection, air quality, open space preservation, cultural and historic**  
150 **resource protection and landscaping preservation. When technically**  
151 **feasible, standards should be simple and measurable, so they can be**  
152 **implemented without lengthy review processes.**  
153  
154

155 **3. Urban Growth Area Targets**

156 The Countywide Planning Policies (CPPs) require the County and its cities to plan for 2012 population and  
157 employment growth target ranges for each jurisdiction.  
158

159 Growth target ranges represent jurisdictions' policy choices regarding the amount of growth they intend to  
160 accommodate by 2012. King County and its cities have also developed target ranges for employment to  
161 foster a local balance between population and employment. The countywide and unincorporated King  
162 County's household growth target and employment target ranges are contained in the CPPs. The  
163 household targets for unincorporated King County have changed since 1994 due to incorporations and  
164 annexations.  
165

166 **U-110 ((U-207))** **((King County adopts the)) Land use policies and regulations shall**  
167 **accommodate ((2012 household and job growth ranges for its Urban Growth**  
168 **Area of 34,200 to 41,800 households and 22,000 to 26,000 jobs, consistent**  
169 **with the Countywide Planning Policies and will adopt land use policies and**  
170 **regulations and capital facility plans to accommodate these growth targets**  
171 **within)) growth target ranges of 23,000 to 30,000 households and 22,000 to**  
172 **26,000 jobs, by 2012, established in the Countywide Planning Policies for the**  
173 **unincorporated portion of the Urban Growth Area.**

174 **U-111 ((U-208))** King County shall provide adequate land capacity for residential, commercial  
 175 and industrial growth in the urban unincorporated area. This land capacity  
 176 shall include both redevelopment opportunities as well as opportunities for  
 177 development on vacant lands.  
 178

179 The "Household Growth Target Reductions by Subarea: Accounting for Recent Incorporations and  
 180 Annexations" Table establishes a breakdown by subarea of the King County new household targets for the  
 181 Urban Growth Area. The table reflects annexations and incorporations that have occurred since the  
 182 adoption of this plan in 1994. Although they may be refined through future planning with affected  
 183 communities and adjacent cities, these ranges are intended to be used as a guide for future planning of land  
 184 uses and decisions on services and infrastructure.  
 185

186 **Household Growth Target Reductions by Subarea**  
 187 **Accounting for Recent Incorporations and Annexations**  
 188  
 189

Subarea	Urban Acres April - 94	Acres Annexed 1994-1998	Original Household Target (94)	Household Reduction	Net Revised Household Target 1-1-98	Target Growth Range As of 1-1-98	
						Low	High
Bear Creek	2,747	265	3,400	328	3,072	2,572	3,572
East Samm.	15,606	791	7,650	388	7,262	6,812	7,712
Federal Way	10,564	2,129	3,750	756	2,994	2,544	3,444
Highline	6,336	248	1,650	64	1,586	1,336	1,836
Newcastle	9,250	3,675	3,050	1,212	1,838	1,388	2,288
Northshore	9,741	374	3,000	116	2,884	2,484	3,284
Shoreline	7,900	7,558	3,000	2,870	130	0	260
Soos Creek	20,787	7,063	9,100	3,093	6,007	5,507	6,507
Tahoma-Raven	7,279	5,772	3,400	2,696	704	304	1,104
Unincorporated	90,210	27,875	38,000	11,523	26,477	22,947	30,007
Urban Total							

- 190  
 191 Notes:  
 192 1. Bear Creek Urban area consists almost entirely of designated UPD/FCC.  
 193 2. Only small area of Shoreline remained unincorporated in January 1998. Range reduced  
 194 accordingly.  
 195 3. Low and High range totals do not agree exactly with CPPs Appendix 2A because of Shoreline.  
 196 4. This table accounts for adjustments through January 1, 1998 only. Two cities, Kenmore and  
 197 Sammamish, have incorporated since January 1, 1998. Growth Target ranges for these cities  
 198 will be forthcoming and adjustments will be made to the King County unincorporated urban  
 199 targets.  
 200 5. These household and job target ranges have been approved by the Growth Management  
 201 Planning Council but have not yet been approved by the King County Council.

202 **U-112 ((U-209))** King County shall use population and employment target ranges to  
 203 implement the Comprehensive Plan in urban communities. The target  
 204 ranges allocated to subareas of unincorporated King County will be  
 205 monitored and may be refined through future planning that includes  
 206 communities, affected cities and service providers.

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## B. Residential Land Use

Housing is the major use of urban land in King County, occupying well over half of the County's developed land area. This Plan supports the creation of a full range of housing choices for County residents.

**U-113 ((U-504))** ~~((King County should encourage n))~~ New residential development ((to occur)) in the Urban Growth Area ((locations)) should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area should have a variety of housing types and prices, including mobile home parks, multi-family development, townhouses and small-lot, single-family development.

### 1. Residential Densities

The density of eight homes per acre expressed below is a long-term goal and would be an average density of single-family and multifamily developments. Single-family homes will continue to account for most of the land area used for new development in the County. This plan proposes ways to develop single-family homes more efficiently so that urban land is used more efficiently, homes are affordable, more housing choices are available and densities are adequate to allow for transit services.

**U-114 ((U-502))** King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.

**U-115 ((U-503))** ~~((In the Urban Growth Area,))~~ King County should apply the Urban Residential, Low land use designation: ((use regulations, incentives, or open space acquisition, or, where these measures are not adequate, King County may use low density zoning to)) protect floodplains, critical aquifer recharge areas, Regionally or Locally Significant Resource Areas, high ~~((value))~~ function wetlands and unstable slopes from degradation, and ~~((to encourage))~~ link((ing)) these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

**U-116 ((U-505))** Multifamily ~~((homes))~~ housing in the Urban Growth Area should be sited as follows:

- a. In or next to Unincorporated Activity Centers or Community or Neighborhood Business Centers;
- b. In mixed use developments in centers and activity areas; and
- c. On small, scattered parcels integrated into existing urban residential areas. New multifamily ((homes)) housing should be built to the scale and design of the existing community or neighborhood, while contributing to an areawide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on large sites.

### 2. Minimum Density

In accordance with Countywide Planning Policy LU-66(b), King County has included a minimum density requirement in its zoning regulations for all new urban residential development with a zoned density of four or more homes per acre.

262 **U-117 ((U-504))** King County should apply minimum density requirements to all urban  
 263 residential zones of four or more homes per acre(~~(, including developments~~  
 264 ~~utilizing interim on-site sewage systems pursuant to Policies F-310 and F-~~  
 265 ~~318)), except under limited circumstances such as the:~~

- 266 a. Presence of significant physical constraints, or
- 267 b. Implementation of standards applied to a property through a  
 268 property-specific development condition, special district overlay,  
 269 or subarea plan.

272 **3. Increases of Zoning Density**

273 While King County supports higher densities in the urban areas, increased densities that would be  
 274 incompatible with existing neighborhoods or cause significant impacts on roads, services and the  
 275 environment are discouraged. The following policies will guide decisions on application of densities and  
 276 proposed rezones.

278 **U-118** Requests for increases in density of urban residential property zoned for one  
 279 dwelling unit per acre must include a demonstration that the property does  
 280 not meet the criteria of Policy U-115.

282 **U-119** King County shall not approve proposed zoning changes to increase density  
 283 within the Urban Area unless:

- 284 a. The development will be compatible with the character and scale of  
 285 the surrounding neighborhood;
- 286 b. Urban public facilities and services are adequate, consistent with  
 287 adopted levels of service and meet GMA concurrency requirements,  
 288 including King County transportation concurrency standards;
- 289 c. The proposed density change will not increase unmitigated adverse  
 290 impacts on environmentally sensitive areas, either on site or in the  
 291 vicinity of the proposed development;
- 292 d. The proposed density increase will be consistent with or contribute  
 293 to achieving the goals and policies of this Comprehensive Plan, and  
 294 subarea plan, if applicable; and
- 295 e. The proposal is consistent with the adopted city comprehensive plan  
 296 for the Potential Annexation Area where the rezone is located if the  
 297 proposed density exceeds eight dwelling units per acre. If the city is  
 298 not planning for urban densities and efficient land use patterns  
 299 consistent with the Countywide Planning Policies, then this  
 300 paragraph shall not apply.

302 **U-120** King County, when evaluating rezone requests for increases in density,  
 303 shall notify adjacent cities, special purpose districts and local providers of  
 304 urban utility services and should work with these service providers on  
 305 issues raised by the proposal.

307 **U-121** King County supports increases in urban residential density through a  
 308 rezone or a proposal to increase density through the density transfer or  
 309 density incentive programs when the proposal will help resolve traffic,  
 310 sewer, water, parks or open space deficiencies in the immediate  
 311 neighborhood.

313 **U-122** King County shall not support requests for residential density increases on  
 314 lands located within the outer boundaries of the Noise Remedy Area as  
 315 identified by Seattle-Tacoma International Airport.

316 Development in the Urban Growth Area at a higher density than normally permitted by zoning will be  
 317 allowed in exchange for public amenities such as low-income housing, preservation of designated historic

318 features or extra energy conservation measures, or through the transfer of density credits from other parts  
319 of the County.

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321 **U-123 ((U-506))**

**Density incentives should encourage private ((companies)) developers to provide innovative ((low-cost)) affordable housing, significant open space, trails and parks; to locate close to transit; to participate in historic preservation; and to include energy conservation measures exceeding state requirements.**

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#### **4. Mixed-Use Development**

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**U-124**

**King County supports Mixed Use Developments in Community and Neighborhood Business Centers, the White Center Unincorporated Activity Center, and in areas designated Commercial outside of Centers.**

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**U-125**

**Design features of Mixed Use Developments should include the following:**  
**a. Integration of the retail and/or office uses and residential units within the same building or on the same parcel;**  
**b. Ground level spaces built to accommodate retail and office uses; and**  
**c. Off-street parking behind or to the side of buildings, or enclosed within buildings.**

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**U-126**

**In a Mixed Use Development where residential and non-residential uses are proposed in separate structures and the residential uses are proposed to be constructed prior to the non-residential uses, the initial review of the development should be through a process that ensures an integrated design.**

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**U-127**

**In a Mixed Use Development, incentives such as increases in residential density or floor area ratio should be used to encourage the inclusion of public gathering spaces in the site design.**

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#### **5. Urban Residential Neighborhood Design and Infill/Redevelopment**

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**U-128 ((U-507))**

**((Following the adoption and initial implementation of this Plan,)) King County ((should)) encourages innovative, quality infill development and redevelopment in existing urban areas(( through a)). A variety of regulatory, incentive and program strategies could be considered, including((- Possible approaches include)):**

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- a. Special development standards for infill sites;
- b. Assembly and resale of sites to providers of affordable housing;
- c. Impact mitigation fee structures that favor infill developments;
- ~~(d. Expedited permit processes;)~~
- ~~(e)d.~~ Greater regulatory flexibility in allowing standards to be met using innovative techniques;
- ~~(f. Reduced permit fees,)~~ and
- ~~(g)e.~~ Joint public/private loan guarantee pools.

**U-129** Single family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:

- A.** Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and
- B.** Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per net buildable acre.

**U-130 ((U-515))** Urban residential neighborhood design should preserve historic and natural characteristics and neighborhood ((uniqueness)) identity, while providing ((for)) privacy, community space, and ((pedestrian)) safety and mobility for pedestrians and bicyclists ((and reducing the impact of motorized transportation)).

**U-131 ((U-516))** S((ite characteristics that enhance residential development should be preserved through sensitive-s)) ite planning tools, such as clustering ((or lot averaging)), shall be permitted in order to allow preservation or utilization of unique natural features within a development.

**U-132 ((U-517))** ((King County zoning and subdivision regulations should facilitate the creation of usable open space)) New urban residential developments should provide recreation space, community facilities and ((nonmotorized access))neighborhood circulation for pedestrians and bicyclists. ((Pedestrian mobility should be prioritized and the impact of automobiles on the character of the neighborhood reduced.))

**U-133 ((U-518))** ((Design variety such as lot size averaging)) Residential developments should provide a variety of housing types and lot patterns through lot clustering, flexible setback requirements and ((mixing)) mixed attached and detached housing. ((is strongly encouraged in single family areas.))

**U-134 ((U-508))** Non-residential uses, such as schools, religious facilities, libraries and small-scale retail and personal services, should be integrated into urban residential neighborhoods to create ((quality communities which have a full range of public facilities and services, including physical infrastructure and health, human and public safety services)) viable neighborhoods with reduced dependence on the automobile. These uses should be sited, designed and scaled to be compatible with existing residential character.

Multifamily residential development is important to King County's housing supply because it uses land and energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily development is defined as one building that contains two or more separate dwelling units. Multifamily developments can be apartments, duplexes, or townhouses.

**U-135 ((U-519))** Multifamily residential development should ((be designed to)) provide ((both)) common and private open space(.), ((V))variation in facades ((, roof lines,)) and other building design features ((should be used to)) which may include varying window treatments, building colors and materials, and light

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**fixtures that will give a residential scale and identity to multifamily development.**

Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for development. Development of these large parcels, especially for attached units at higher densities, often provoked concerns about compatibility due to their scale and design.

As larger vacant lots become increasingly scarce, attention will turn more and more towards smaller vacant lots often located within built neighborhoods (i.e. infill) and to redevelopment. Residential development proposals on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density within existing neighborhoods. Infill development and redevelopment are necessary to achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of housing choices and prices.

**U-136 King County should support infill and redevelopment proposals that serve to improve the overall character of existing communities or neighborhoods.**

## **6. Residential Site Improvement Standards and Public Services**

The following policies govern King County land use regulations and functional plans that contain improvement standards for the review of proposed rezones, residential subdivisions, short subdivisions, multifamily buildings and construction permits.

**U-137 ((U-521)) ~~((Within the Urban Growth Area, King County zoning and subdivision regulations should require that r))~~ Residential developments within the Urban Growth Area, including mobile home parks, shall provide the following improvements:**

- a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;
- b. Adequate parking ~~((consistent with))~~ which may vary depending on local transit service levels;
- c. Street lighting and street trees;
- d. Storm water control;
- e. Public water supply; ~~((and))~~
- f. Public sewers; and
- g. Landscaping around the perimeter and parking areas of multifamily developments.

**U-138 ((U-520)) ~~((Developers should be encouraged to design and locate common facilities in multifamily developments, such as open))~~ Common facilities such as recreation space, internal walkways, roads, parking, ~~((laundry rooms,))~~ solid waste and recycling areas ~~((and mailboxes. This policy may be implemented through educational efforts and incentives to promote good design))~~ should be provided in multifamily developments.**

Neighborhood recreation space and parks are important amenities for residents. The higher the density, the more essential such amenities become to a desirable living environment. If the site of a proposed development is large enough, a park site dedication or private park site can be required as a condition of a rezone, subdivision or site plan approval.

**U-139 Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.**

483 U-140 ((U-522)) ((All)) Recreation spaces located within a residential development ((should)),  
484 except those for elderly or other special needs populations, shall ((provide  
485 park sites or contribute a fair share toward meeting local-level park and  
486 outdoor-recreation needs.)) include a child's play area.  
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488 U-141 Recreation spaces located in residential developments in the Urban Area  
489 should include amenities such as play equipment, open grassy areas,  
490 barbecues, benches, trails and picnic tables.  
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### 493 C. Commercial Land Use

494 The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities  
495 and in Urban Centers, which are areas of concentrated employment and housing. The designated Urban  
496 Centers are to accommodate 15,000 jobs within a one-half-mile radius of a major transit stop, an average  
497 employment density of 50 jobs per gross acre and an average of 15 housing units per gross acre. All of the  
498 Urban Centers are in cities.  
499

500 In addition to the Urban Centers, cities and unincorporated urban King County have existing intensive  
501 industrial, commercial and residential areas that will continue to grow and provide employment, services,  
502 shopping and housing opportunities, but not at the same level as Urban Centers. Three categories of  
503 centers are established for urban unincorporated areas of King County. Higher density, more-concentrated  
504 developed industrial and commercial areas are classified as Unincorporated Activity Centers. Mid-range  
505 centers are called Community Business Centers and smaller, local centers are called Neighborhood  
506 Business Centers. The locations of these centers are shown on the Urban Centers map at the end of this  
507 chapter. This plan also recognizes existing commercial and industrial development that is outside of  
508 Unincorporated Activity Centers, Community Business Centers and Neighborhood Business Centers.  
509

510 ~~((U-611~~ ~~Within the UGA but outside Unincorporated Activity Centers, Community~~  
511 ~~Business Centers and Neighborhood Business Centers, properties with~~  
512 ~~existing commercial and office uses should be zoned and regulated to~~  
513 ~~preserve their use into the future.))~~  
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515 U-142 ((U-643)) Business/Office park developments should be located in or adjacent to an  
516 Unincorporated Activity Center. They may serve as a transition between  
517 office/retail areas and residential areas. They should be designed to take  
518 advantage of on-site or nearby structured parking to be compatible with the  
519 objective of higher employment densities.  
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521 U-143 New commercial and office development shall locate in designated  
522 Unincorporated Activity Centers, Community and Neighborhood Business  
523 Centers, and in areas designated Commercial outside of Centers.  
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526 Warehouse-style retail businesses, large retail complexes, stadiums, large churches and colleges are  
527 examples of land uses that serve as destinations from throughout the region. Such uses require a full  
528 range of urban services including transit, substantial parking, and access to arterials and freeways, and  
529 therefore should locate in the urban area where these services are available. In addition, these land uses  
530 have traffic and impervious surface impacts that are inappropriate for the Rural Area.  
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532 U-144 New facilities and businesses that draw from throughout the region, such as  
533 large retail uses, large public assembly facilities and institutions of higher  
534 education should locate in the Urban Area.  
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## 1. Unincorporated Activity Centers

Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center, as other such centers are now parts of cities. The *White Center Community Action Plan* establishes the size and mix of uses allowed in the White Center Unincorporated Activity Center.

**U-145 ((U-601))** ~~((King County should encourage development within existing))~~  
Unincorporated Activity Centers ~~((to meet the needs of the regional economy and to))~~ in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the regional economy. The mix of uses may include:

- a. Health, human service and public safety facilities;
- b. Retail stores and services;
- c. Professional offices;
- d. Business/office parks;
- e. Multifamily housing and mixed use developments;
- f. Heavy commercial and industrial uses, when there is direct freeway or rail access;
- g. Light manufacturing; and
- h. Parks and open space.

~~((U-602) Designated Unincorporated Activity Centers are Kenmore and White Center. The specific size and boundaries of new Unincorporated Activity Centers and mix of uses within them should be established through future planning efforts, based on regional and local needs and constraints.))~~

~~((U-603) To support the regional vision of Urban Centers within city boundaries, new Unincorporated Activity Centers shall be designated in King County only when it is demonstrated that additional commercial and industrial land supply is required to meet regional economic and employment needs and when commercial and industrial land supply in all cities surrounding the new proposed Unincorporated Activity Center are insufficient to accommodate projected needs.))~~

~~((U-604) Unincorporated Activity Centers should have a mix of uses, including several or all of the following:~~

- a. ~~Health, human service and public safety facilities;~~
- b. ~~Retail stores and services;~~
- c. ~~Professional offices;~~
- d. ~~Business/office parks;~~
- e. ~~Multifamily housing and mixed-use developments;~~
- f. ~~Heavy commercial uses, such as wholesale trade;~~
- g. ~~Light to heavy manufacturing, and~~
- h. ~~Parks and open space.))~~

~~((U-605) Commercial development in Unincorporated Activity Centers should provide or contribute to parks and public spaces such as plazas and building atriums to enhance the appearance of the center and to provide amenities for employees and shoppers.))~~

~~((U-606) The amount of land designated for retail development in Unincorporated Activity Centers should be based on the amount of residential development planned for the surrounding area to provide for community or sub-regional shopping needs, while encouraging compact development patterns. The boundaries of an Unincorporated Activity Center set in a community or subarea plan shall not be changed without a Comprehensive Plan~~

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amendment study that addresses the relationship of the entire center to its surrounding uses and supporting public services.))

- ~~((U-607) Retail space in Unincorporated Activity Centers should exceed 60 acres and 600,000 square feet only when:~~
- ~~a. The center has direct freeway access by collector or secondary arterials which can be maintained at acceptable level of service, and~~
  - ~~b. Where transit service can provide employees and at least some customers with an alternative to automobile use.))~~

- ~~((U-608) Design standards and land use plans for Unincorporated Activity Centers should reflect the following principles:~~
- ~~a. Centers should be compact to encourage transit, bicycle and pedestrian travel. Multistory construction, structured parking and other techniques to use land efficiently should be encouraged.~~
  - ~~b. Compatible uses should be grouped to reduce conflicts among uses and to increase convenience for businesses, employees, users and pedestrians.~~
  - ~~c. Aesthetic quality and compatibility among land uses within and adjacent to centers should be enhanced through landscaping, building orientation and setbacks, traffic control and other measures to reduce potential conflicts. Distinctive or historical local character and natural features should be reflected in development design to provide variety within centers.~~
  - ~~d. Unsightly views, such as heavy machinery, storage areas, loading docks and parking areas should be screened from the view of adjacent uses and from arterials.~~
  - ~~e. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residents, without limiting their potential contribution to the color and character of the center.~~
  - ~~f. Routes for pedestrian, auto, bicycle, transit and truck travel within centers should have convenient access to each major destination. Buildings should be close to sidewalks to promote walking and browsing, with parking areas located on the side or rear of buildings.))~~

- ~~((U-609) Off street parking in Unincorporated Activity Centers should not disrupt pedestrian access to commercial uses. Total parking area should be reduced where transit service is frequent or parking is shared. Structured and underground parking should be encouraged through incentives such as density bonuses or reduced parking requirements. In some cases, a publicly owned parking structure may be an appropriate way to encourage compact development in centers.))~~

U-146 Within Unincorporated Activity Centers, the following zoning is appropriate: Urban Residential with a density of twelve to forty-eight dwelling units per acre; Regional Business; Community Business; Neighborhood Business; Office and Industrial.

- U-147 King County may designate new Unincorporated Activity Centers or expand existing Unincorporated Activity Centers only through a subarea planning process which should address:
- a. The relationship of the entire center to its surrounding uses;
  - b. Availability of supporting public services;
  - c. The function of the center to other centers in the sub-region;

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- d. The need for additional commercial and industrial development;
- e. The size and boundaries of the center; and
- f. Zoning.

**U-148**

The size, uses and boundaries of Unincorporated Activity Centers should be consistent with the following criteria:

- a. More than forty acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas;
- b. Retail space based on the amount of residential development planned for the surrounding area to provide for community and regional shopping needs; and
- c. Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit.

**U-149**

Design features of Unincorporated Activity Centers should include the following:

- a. Safe and attractive walkways and bicycle lanes with access to each major destination;
- b. Buildings close to sidewalks to promote walking and access to transit;
- c. Compact design with close grouping of compatible uses;
- d. Off-street parking in multistory structures located to the side or rear of buildings or underground;
- e. Public art;
- f. Public spaces, such as plazas and building atriums;
- g. Retention of attractive natural features, historic buildings and established character;
- h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping and traffic control;
- i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks and parking areas from the view of adjacent uses and from arterials; and
- j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.

**U-150**

Development within the designated White Center Unincorporated Activity Center, as shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White Center Community Action Plan.

**U-151**

The White Center Community Action Plan establishes the following zoning as appropriate within the White Center Unincorporated Activity Center: Urban Residential with a density of twelve to forty-eight dwelling units per acre, Neighborhood Business, Community Business, Office and Industrial.

**U-152 ((U-610))**

In((side)) the White Center Unincorporated Activity Center((s, all of which lie within the UGA)), existing industrial uses should be zoned and regulated to preserve their use into the future. Conversion of industrial properties to other uses shall be strictly limited.

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## 2. Community Business Centers

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community Business Centers should be sited so they do not adversely affect other centers and are easily accessible by automobile or public transportation. Community Business Centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

### U-153 ((U-617))

Community Business Centers in urban areas should provide primarily ((provide)) shopping and ((other)) personal services for nearby residents ((in the Urban Growth Area)). Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded ((in new or expanding Community Business Centers)). Community Business Centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;
- c. Community and human services; and
- d. Multifamily housing ((and)) as part of a mixed use development((s)), with residential densities of 12 to 48 units per acre when well served by transit.

~~((U-618) Currently designated Community Business Centers are: (Highline) Boulevard Park, 177th Street and 1st Avenue, Top Hat, Roxhill, Salmon Creek; (West Hill) Skyway; (Shoreline) Ballinger Way, Lake City, North City; (Northshore) Kingsgate, Juanita-Woodinville Way/100th Avenue NE; (Soos Creek) Benson Hill, Fairwood, Kent Highlands, Panther Lake, (East Sammamish) Sammamish Highland/Inglewood Plaza, Klahanie, Pine Lake Village; (Federal Way) North Lake Area; (Tahoma/Raven Heights) Four Corners, Wilderness Village; (Newcastle) East Renton Plateau. The specific size and boundaries of new Community Business Centers should be established through future planning efforts. Community Business Centers should be 10 to 40 acres in area, excluding land needed for surface water management or protection of environmentally sensitive features, and should be designed to provide shopping and services for a nearby population of 15,000 to 40,000 people. Redevelopment of existing Community Business Centers is encouraged.))~~

~~((U-619) Community Business Centers may include residential densities from 12 to 48 homes per acre when convenient to a major arterial or well-served by transit.))~~

~~((U-620) Community Business Centers should be located one to three miles from any Unincorporated Activity Center or other Community Business Center and should be served by the intersection of two principal arterials. Community Business Centers may locate less than two miles from nearby Neighborhood Business Centers when it is demonstrated that the Neighborhood Business Centers will not be adversely affected.))~~

~~((U-621) Pedestrian and bicycle travel to and within Community Business Centers should be encouraged by safe and attractive walkways and bicycle lanes and close grouping of stores.))~~

~~((U-622) King County zoning regulations should require off-street parking to be in the back or to one side of buildings or enclosed within the building to maximize pedestrian access from sidewalks.))~~

~~((U-623) Community Business Centers should include measures to preserve attractive natural features, historic buildings and established character.))~~

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- U-154** Designated Community Business Centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new Community Business Centers shall be permitted only through a subarea planning process. Redevelopment of existing Community Business Centers is encouraged.
- U-155** Within Community Business Centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.
- U-156** The specific size and boundaries of Community Business Centers should be consistent with the criteria listed below.
- a. More than ten acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas;
  - b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;
  - c. Located one to three miles from an Unincorporated Activity Center or from another Community Business Center. May be located less than two miles from a Neighborhood Business Center when it is demonstrated the Neighborhood Business Center will not be adversely affected; and
  - d. Must be located at the intersection of two principal or minor arterials.
- U-157** Design features of Community Business Centers should include the following:
- a. Safe and attractive walkways and bicycle lanes;
  - b. Close grouping of stores;
  - c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
  - d. Public art; and
  - e. Retention of attractive natural features, historic buildings and established character.

### **3. Neighborhood Business Centers**

Neighborhood Business Centers are shopping areas offering convenience goods and services to local residents. Neighborhood Business Centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood Business Centers should be designed to promote pedestrian and bicycle access.

- ~~**(U-624** Neighborhood Business Centers should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby Urban Growth Area residents. Industrial and heavy commercial uses should be excluded. Neighborhood Business Centers may include the following mix of uses:~~
- ~~a. Retail stores and services;~~
  - ~~b. Professional offices, and~~
  - ~~c. Multifamily housing and mixed-use developments.))~~

- ~~**(U-625** Currently designated Neighborhood Business Centers are: (Highline) Beverly Park, Puget Sound Jr. High site, Unincorporated South Park; (West Hill) Martin Luther King Jr. Way/60<sup>th</sup> Avenue-64<sup>th</sup> Avenue South, Rainier Avenue South/South 114<sup>th</sup> Street-South 117<sup>th</sup> Street; (Shoreline) Fircrest, Greenwood/Westminister, Richmond Beach, Richmond Village, [unnamed~~

- 814 mixed use]; (Northshore) 68<sup>th</sup> Avenue NE/NE 170<sup>th</sup> Street, Juanita Drive/NE  
 815 122<sup>nd</sup> Place, 116<sup>th</sup> Avenue NE/NE 160<sup>th</sup> Street, NE 145<sup>th</sup> Street/148<sup>th</sup> Avenue  
 816 NE [Hollywood Hill], Juanita Drive/NE 153<sup>rd</sup> Place, Juanita Woodinville  
 817 Way/NE 145<sup>th</sup> Street, Juanita Drive/NE 141<sup>st</sup> Street; (Bear Creek) Avondale  
 818 Corner; (East Sammamish) Monahan; (Federal Way) Star Lake, Lake Geneva,  
 819 Spider Lake, Mud Lake, Jovita, Redondo; (Soos Creek) Lake Meridian,  
 820 Meridian Valley, Benson/SE 192<sup>nd</sup> Street, Lea Hill, Cascade, 132<sup>nd</sup> Avenue  
 821 SE/SE 240<sup>th</sup> Street, Aqua Barn. The Neighborhood Business Centers should  
 822 be no larger than ten acres, excluding land needed for surface water  
 823 management or protection of sensitive environment features, and should be  
 824 designed to provide convenience shopping for a nearby population of 8,000-  
 825 15,000 people. Redevelopment of existing Neighborhood Business Centers  
 826 is encouraged.))
- 827
- 828 ~~((U-626~~ Neighborhood Business Centers may include mixed business/residential  
 829 development with densities up to 12 homes per acre when convenient to a  
 830 secondary arterial; densities of 12 to 18 homes per acre are appropriate  
 831 when convenient to a major arterial.))
- 832
- 833 ~~((U-627~~ Neighborhood Business Centers should be located one to three miles apart.  
 834 Location should vary based on population density to ensure each serves a  
 835 nearby population of 8,000 to 15,000 people.))
- 836
- 837 ~~((U-628~~ Neighborhood Business Centers should be located on at least a secondary  
 838 arterial. Existing or planned arterial capacity should be adequate to  
 839 accommodate projected traffic. Intersections should be free from  
 840 congestion problems resulting from topography or poor road design.))
- 841
- 842 ~~((U-629~~ Pedestrian and bicycle travel to and within Neighborhood Business Centers  
 843 should be encouraged by safe and attractive walkways, bicycle lanes and  
 844 close grouping of stores.))
- 845
- 846 ~~((U-630~~ Plans for Neighborhood Business Centers should include measures to  
 847 preserve attractive natural features, historic buildings or established  
 848 character.))
- 849
- 850 **U-158** Neighborhood Business Centers in urban areas should include primarily  
 851 retail stores and offices designed to provide convenient shopping and other  
 852 services for nearby residents. Industrial and heavy commercial uses should  
 853 be excluded. Neighborhood Business Centers should include the following  
 854 mix of uses:  
 855 a. Retail stores and services;  
 856 b. Professional offices; and  
 857 c. Multifamily housing as part of a mixed-use development with  
 858 residential densities up to 12 units per acre when convenient to a  
 859 minor arterial. Higher densities of 12 to 18 units per acre are  
 860 appropriate when the Center is convenient to a principal arterial.
- 861
- 862 **U-159** Designated Neighborhood Business Centers are shown on the  
 863 Comprehensive Plan Land Use Map. Expansion of existing or the  
 864 designation of new Neighborhood Business Centers shall only be permitted  
 865 through a subarea planning process. Redevelopment of existing  
 866 Neighborhood Business Centers is encouraged.
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- 868 **U-160** Within Neighborhood Business Centers, the following zoning is appropriate:  
 869 Neighborhood Business and Office.

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**U-161** The specific size and boundaries of Neighborhood Business Centers should be consistent with the criteria listed below.

- a. Ten acres or less in size, excluding land needed for surface water management or protection of environmentally sensitive features;
- b. Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;
- c. Located on a minor arterial with adequate traffic capacity;
- d. Served by intersections free of traffic congestion caused by topography or poor road design; and
- e. Located one to three miles from another Neighborhood Business Center.

**U-162** Design features of Neighborhood Business Centers should include the following:

- a. Safe and attractive walkways and bicycle lanes;
- b. Close grouping of stores;
- c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
- d. Public art;
- e. Retention of attractive natural features, historic buildings or established character;
- f. Landscaping, which may include planters and street trees;
- g. Appropriate signage;
- h. Public seating areas; and
- i. Architectural features which provide variation between buildings or contiguous storefronts.

#### **4. Commercial Development Outside of Centers**

The Commercial outside of center (CO) Land Use designation recognizes commercial uses predating this plan that were located outside a designated center. The CO designation is also appropriate as a transitional designation within certain potential annexation areas. In these areas, the county will utilize the memorandum of understanding and applicable comprehensive plan policies to determine the appropriate zoning to implement this transitional designation.

**U-163 ((U-524))** **Stand-alone commercial developments legally established outside designated centers in the Urban Growth Area may be recognized with the CO designation and appropriate commercial zoning. When more detailed subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the Comprehensive Plan.**

**U-164 ((U-525))** **The CO designation may be applied as a transitional designation in ((p)) Potential ((a)) Annexation ((a)) Areas identified in a signed memorandum of understanding between a city and the ((e)) County for areas with a mix of urban uses and zoning in order to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea planning process with the city is completed.**

926 **5. Commercial Site Improvement Standards and Public Services**

927 The following policy governs King County land use regulations and functional plans that contain  
928 improvement standards for the review of proposed rezones and commercial construction permits.

- 929 **U-165 ((U-631))** ~~((King County zoning and other development regulation for c))~~ **Commercial,**  
930 **retail and industrial developments should foster community, create**  
931 **enjoyable outdoor areas and balance needs of automobile movement with**  
932 **pedestrian and bicycle mobility and comfort. ~~((The c)) Commercial ((/))and~~**  
933 **industrial developments shall provide the following improvements:**  
934  
935 a. **Paved streets;**  
936 b. **Sidewalks and bicycle lanes in commercial and retail areas;**  
937 c. **Adequate parking for employees and business users;**  
938 d. **Landscaping along or within streets, sidewalks and parking areas to**  
939 **provide an attractive appearance;**  
940 e. **Adequate storm water control, including curbs, gutters and**  
941 **stormwater retention facilities;**  
942 f. **Public water supply;**  
943 g. **Public sewers; and**  
944 h. **Controlled traffic access to arterials and intersections.**

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946 ~~((U-632~~ Flexibility in standards should be allowed to encourage the type of  
947 development envisioned by the commercial design policies of this plan.  
948 Trade-offs between different required site features and amenities should be  
949 allowed depending on the type of development, its anticipated market and  
950 the desires of the surrounding communities. The scale of site improvements  
951 should be consistent with the type of development served.))  
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954 **6. Industrial Development**

955 Maintaining a strong industrial land supply is an important factor in maintaining the County's economic  
956 base and providing family wage jobs. The following policies assure that industrial development is  
957 compatible with adjacent land uses while providing appropriate services for employees. In addition, King  
958 County is committed to helping return contaminated sites to productive use.

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960 **U-166 ((U-612))** **Within the UGA but outside Unincorporated Activity Centers, properties with**  
961 **existing industrial uses shall be protected. The County may use tools such**  
962 **as special district overlays to identify them for property owners and**  
963 **residents of surrounding neighborhoods.**

964  
965 **U-167 ((U-614))** **Industrial development should have direct access from arterials or freeways.**  
966 **Access points should be combined and limited in number to allow smooth**  
967 **traffic flow on arterials. Access through residential areas should be avoided.**

968  
969 **U-168 ((U-615))** **Small amounts of retail and service uses in industrial areas may be allowed**  
970 **for convenience to employees and users.**

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972 **U-169 ((U-616))** **King County, in collaboration with cities ~~((, other local jurisdictions))~~ and the**  
973 **development community, should create and fund a process to clean up and**  
974 **reclaim polluted industrial areas in order to expand the land available for**  
975 **industrial development.**

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978 **D. Urban Planned Developments (UPDs) and Fully Contained**  
979 **Communities (FCCs)**

980 Within the designated UGA, development of large land ownerships may offer the public and the property  
981 owner opportunities to realize mutual benefits when such development is coordinated through the review  
982 process as an Urban Planned Development (UPD). Possible public benefits include greater preservation  
983 of public open space, proponent contributions to major capital improvement needs, diversity in housing  
984 types and affordability, and the establishment of the specific range and intensity of uses for the entire  
985 Urban Planned Development. A property owner and the public could benefit from the efficiency of  
986 combined hearings and land use decision-making, as well as the establishment of comprehensive and  
987 consistently applied project-wide mitigations guiding the review of subsequent land use approvals.  
988

989 **U-170 ((U-510))** Sites for potential Urban Planned Developments (UPDs) may be designated  
990 within the established Urban Growth Area to realize mutual benefits for the  
991 public and the property owner. Three UPD sites ~~((are)) have been~~ designated  
992 ~~((through this plan)) by the County: Redmond Ridge (formerly known as~~  
993 ~~Northridge) UPD, Blakely Ridge UPD and Cougar Mountain Village UPD.~~  
994 Future UPD sites in the Urban Growth Area shall be designated through a  
995 subarea planning process, or through a comprehensive plan amendment  
996 initiated by the property owner.  
997

998 **U-171 ((U-541))** The creation of Urban Planned Developments (UPDs) is intended to serve as  
999 a model for achieving a mix of uses, appropriate development patterns, and  
1000 high quality design as well as providing for public benefits which shall  
1001 include:  
1002 a. ~~((e))~~ Open space and critical areas protection;  
1003 b. ~~((d))~~ Diversity in housing types and affordability;  
1004 c. ~~((q))~~ Quality site design; and  
1005 d. ~~((t))~~ Transit and non-motorized transportation opportunities.  
1006

1007 Redmond Ridge and Blakely Ridge, located in the Bear Creek area of the County, were first designated  
1008 for urban development in 1989 in the Bear Creek Community Plan. The urban designation of these  
1009 properties under the GMA was established in the Countywide Planning Policies in 1992 and affirmed in  
1010 1994. These Bear Creek UPD sites were included in the Urban Growth Area designated in the 1994 King  
1011 County Comprehensive Plan. Since the adoption of the 1994 Comprehensive Plan, both Redmond Ridge  
1012 and Blakely Ridge have been approved as Urban Planned Developments and King County has entered  
1013 into development agreements governing the development of these sites. The legality of these  
1014 development approvals was challenged and these legal challenges have been rejected. Therefore, these  
1015 sites will be developed at urban densities.  
1016

1017 Through the adoption of the King County Comprehensive Plan 2000 Update, King County reaffirms its  
1018 urban designation of the Redmond Ridge and Blakely Ridge sites. In addition to the reasons that led the  
1019 County (and the region) to originally include these sites within the County's UGA, these sites have now  
1020 been approved for urban development. As such, they are characterized by urban growth within the  
1021 meaning of the GMA and their inclusion within the County's UGA is appropriate.  
1022

1023 Furthermore, significant infrastructure improvements have been made at these sites. The existence of  
1024 these urban infrastructure improvements further supports a conclusion that these properties are  
1025 characterized by urban growth and are appropriately included with the County's UGA.  
1026

1027 ~~((U-512~~ Except for Urban Planned Developments (UPDs) designated green in this  
1028 Plan, King County will determine on a case by case basis whether a UPD is  
1029 designated Full Service Area (green) or Service Planning Area (yellow) on  
1030 the Service and Finance Strategy Map. UPD negotiations shall resolve any  
1031 and all development and infrastructure issues before final UPD land use  
1032 designation approval is granted, including but not limited to boundaries

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(when it is not an urban/rural boundary issue), densities, location of employment centers, open space designation and environmental protection. As a part of negotiations, the impact of the UPD on the King County Capital Improvement Program will be assessed.))

~~((U-514~~ If the applications necessary to implement the Urban Planned Developments (UPDs) are denied by King County or not pursued by the property owner(s), then the property shall be redesignated to its original land use designation and zoning classification.))

The Growth Management Act allows counties to establish a process, as part of its UGA designation, for reviewing proposals to authorize new Fully Contained Communities (FCC). Criteria for approval of FCCs are contained in RCW 36.70A.350. If a county establishes in its Comprehensive Plan a process for authorizing FCCs, it must adopt procedures for approving FCCs in its development regulations. King County has established a new fully contained community, consisting of the two Bear Creek UPD sites; Redmond Ridge and Blakely Ridge.

U-172 ((U-210))

~~King County ((finds a need to))~~ has established a new Fully Contained Community. Two sites are designated through this plan shown on the Land Use Map as a Fully Contained Community ~~((and on the Area Zoning Map as Urban Reserve))~~: Blakely Ridge and ~~((Northridge))~~ Redmond Ridge Urban Planned Development sites located in the Bear Creek area. Nothing in these policies shall affect the continued validity of ~~((an))~~ the approved Urban Planned Development permits for either of these sites. This FCC designation may be implemented by separate or coordinated FCC permits for the two sites.

U-173 ((U-214))

The population, household, and employment growth targets and allocations for the County's UGA in this plan include the ~~((Northridge))~~ Redmond Ridge and Blakely Ridge sites. Accordingly, the requirements in RCW 36.70A.350 (2) that the County reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.

U-174 ((U-212))

The review and approval process for a Fully Contained Community (FCC) permit shall be the same as that for an Urban Planned Development (UPD) permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:

- a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the FCC consistent with the requirements of RCW 82.02.050;
- b. Transit-oriented site planning and traffic demand management programs are implemented in the FCC. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the FCC;
- c. Buffers are provided between the FCC and adjacent non-FCC areas. Perimeter buffers located within the perimeter boundaries of the FCC delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;
- d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new FCC. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a FCC should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed FCC.

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- Service uses in the FCC may also serve residents outside the FCC, where appropriate;
- e. Affordable housing is provided within the new FCC for a broad range of income levels, including housing affordable by households with income levels below and near the medium income for King County;
  - f. Environmental protection has been addressed and provided for in the new FCC, at levels at least equivalent to those imposed by adopted King County environmental regulations;
  - g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of adjacent rural areas, FCC permit conditions requiring sizing of FCC water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or FCC permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the FCC sewer and water mains or lines;
  - h. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and
  - i. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.

For purposes of evaluating a FCC permit the following direction is provided: The term "Fully contained" is not intended to prohibit all interaction between a FCC and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public service needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably both exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the FCC (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.

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## II. Potential Annexation Areas

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Citizens who pursue annexations or incorporations are a major force in redirecting King County's role in providing services. Citizens may initiate the annexation of unincorporated urban areas to cities or the incorporation of new cities. As annexations and incorporations are proposed, the policies in this section will guide King County's decision-making to ensure citizens' needs are met and a smooth transition from county government to city government occurs. After a city adopts its Potential Annexation Area, King County will work to develop a service agreement with the city prior to annexation.

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The Interim Potential Annexation Areas Map illustrates potential annexation areas for each of the cities, areas of overlap and unclaimed urban unincorporated areas. The map was adopted by the Growth Management Planning Council (Substitute Motion 99-2). Adoption by the Metropolitan King County Council and ratification by the cities is also required. This map will be updated annually to reflect the decisions and actions that have been made regarding potential annexation areas, completed annexations and incorporations. Policies in this section also address incorporations and a joint planning process with the City of Snoqualmie.

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**U-201 ((U-304))**

King County should work with the cities to focus countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and Countywide Planning Policies. An annexation proposal is consistent with the King County Comprehensive Plan when:

- a. The proposed annexation area is: 1) wholly within the Urban Growth Area and 2) within the city's designated Potential Annexation Area;
- b. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies;
- c. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported; and
- d. Long-term protection of King County-designated Urban Separators is ensured.

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((King County should support annexation proposals when:

- a. The proposal is consistent with the King County Comprehensive Plan;
- b. The proposed area is wholly within the Urban Growth Area and within the city's designated Potential Annexation Area (for annexations);
- c. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies and King County land use plans; and
- d. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported.))

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**U-202 ((U-305))**

King County shall not support annexations or incorporations that would apply zoning to maintain or create permanent, low-density residential areas unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.

- 1181 U-203 The Interim Potential Annexation Area Map, adopted as part of the  
 1182 Countywide Planning Policies illustrates the PAAs adopted in the  
 1183 comprehensive plans of individual jurisdictions:  
 1184 a. King County should support the annexation of PAAs claimed solely by  
 1185 one city as shown on the interim PAA map, in accordance with policy  
 1186 U-201.  
 1187 b. Areas claimed by more than one city as shown on the interim PAA  
 1188 map should be resolved through interlocal agreements between the  
 1189 cities, with the participation of affected citizens.  
 1190 c. King County shall work with cities adjacent to unclaimed urban areas  
 1191 and service providers to develop a mutually agreeable strategy and  
 1192 time frame for annexation of these areas. The Interim PAA Map will be  
 1193 updated to reflect these changes, as needed.  
 1194  
 1195 U-204 Cities in King County have identified the contiguous areas to be annexed,  
 1196 called "Potential Annexation Areas" (PAAs). Individual city PAAs will be final  
 1197 when:  
 1198 a. The City and the County enter into a PAA Boundary Agreement  
 1199 identifying annexation areas; or  
 1200 b. The City's Comprehensive Plan reflects the area shown on the Interim  
 1201 Potential Annexation Area Map at the end of this chapter and does not  
 1202 include any areas that are jointly claimed by adjacent cities.  
 1203  
 1204 U-205 ((I-206)) King County and the City of Snoqualmie shall complete a joint planning  
 1205 process consistent with Countywide Planning Policy FW-1, Step 8b and LU-  
 1206 38.  
 1207  
 1208 U-206 ((U-302)) King County shall favor annexation over incorporation within the Urban  
 1209 Growth Area. Incorporations should be supported only when annexation is  
 1210 not appropriate and when the formation of new cities is necessary to assure  
 1211 adequate facilities and services for growth consistent with the King County  
 1212 Comprehensive Plan and Countywide Planning Policies.  
 1213  
 1214 U-207 ((I-240 &  
 1215 U-523)) After Potential Annexation Area boundaries have been finalized  
 1216 consistent with policy U-204, King County shall work with the cities to  
 1217 ~~((identify their Potential Annexation Areas by December 31, 1998. Potential~~  
 1218 ~~Annexation Areas shall not overlap, and shall not create islands of urban~~  
 1219 ~~unincorporated area. Following designation of Potential Annexation Areas,~~  
 1220 ~~King County shall work with cities to establish agreements on future~~  
 1221 ~~annexations. The County and cities should)) jointly develop service~~  
 1222 ~~agreements to address land use policies and consistent public improvement~~  
 1223 ~~standards in the Potential Annexation Areas. ((The Potential Annexation Area~~  
 1224 ~~Plan shall be an element of the Comprehensive Plan.)) This process shall~~  
 1225 ~~include participation by federally-recognized tribes, governmental agencies,~~  
 1226 ~~special purpose districts, other service providers, landowners and residents.~~  
 1227 ~~The ((planning)) service agreement process should address, but is not~~  
 1228 ~~limited to:~~  
 1229 a. Determining responsibility for upgrading facilities in Potential  
 1230 Annexation Areas where present facilities have been identified as  
 1231 insufficient, and establishing a financing partnership between the  
 1232 County, city and other service providers to address payment of costs  
 1233 to build new and improve existing infrastructure;  
 1234 b. Providing reciprocal notification of development proposals in the  
 1235 Potential Annexation Areas and opportunities to provide mitigation  
 1236 for adverse impacts on County, city and other service providers'  
facilities;

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- c. Giving cities, to the extent possible, the opportunity to be the designated sewer or water provider within the Potential Annexation Area, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
- d. Modifying improvement standards for County roads, parks, building design and other urban standards;
- e. Transferring local parks, recreation and open space sites and facilities, or determining park land dedication requirements;
- f. Establishing that Potential Annexation Areas are principally for urban uses;
- g. Making residential development density consistent with regional goals for promoting transit and efficient service delivery;
- h. Continuing equivalent protection of County landmarks and historic resources listed on the King County Historic Resource Inventory;
- i. Providing environmental protection for critical areas and designating permanent urban separators as required by Countywide Planning Policy LU-27;
- j. Identifying the major service deficiencies within ((Service Planning Areas)) priority areas and establishing a schedule for resolving them ((within 10 years; and)), consistent with the Community Action Strategies;
- k. Providing for adequate amounts of affordable housing, as required by Countywide Planning Policies FW-28 and AH-1 through AH-6;
- l. Maintaining existing equestrian facilities and establishing equestrian linkages; and
- m. Establishing a timeline for annexation.

**U-208 ((I-211))**

King County and the cities shall collaboratively address level-of-service standards and costs. King County and the cities may share the costs of needed capital improvement programs and other services.

**U-209 ((I-212))**

If a city desires a level-of-service higher than King County's service standard, the city should be responsible for paying all of the incremental costs of the higher level-of-service above what the County would provide.

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## III. Economic Development

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### A. Overview

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King County's economy is the largest and most significant economy in the Puget Sound Region (King, Kitsap, Pierce, and Snohomish Counties) and in Washington State. In 1998, King County had:

- 1,119,300 non-agricultural jobs or 43.1% of the State's 2,595,400 non-agricultural jobs and 68.1% of the Region's 1,644,300 non-agricultural jobs;
- A \$45.209 billion payroll or 52.7% of the State's \$85.8 billion payroll and 74.5% of the Region's \$60.6 billion payroll;
- 65,713 firms, excluding sole proprietorships or 35.7% of the State's 184,192 firms and 64.8% of the Region's 101,462 firms; and
- A population of 1,665,800 or 29.3% of the State's 5,685,200 population and 52.8% of the Region's 3,149,700 population.

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The foundation for a vibrant and sustainable economy consists of several factors including a favorable business climate, a trained workforce, public infrastructure, land supply, predictable regulations, advancing technology, affordable housing, and a healthy natural environment.

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The policies in this chapter are designed to continue King County's long-term commitment to sustainable economic development. They do so by promoting public programs and actions that support a strong, stable and diversified economy, one that is compatible with the environment and contributes to a strong and stable tax base.

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The policies also recognize businesses and the workforce as customers of an economic development system; they support actions and programs that promote the strength and health of both groups.

General King County economic development policies include:

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**U-301 ((ED-101))** King County has a long-term commitment to sustainable economic development. Sustainable economic development shall mean economic development that does not exceed the ability of the natural or built environments to remain healthy while sustaining growth over the long-term.

**U-302 ((ED-102))** King County policies, ~~((and))~~ programs, and strategies shall recognize the importance of, and place special emphasis on, retaining and expanding ~~((family-wage jobs and))~~ home-grown firms in basic industries~~((,))~~ which bring income into the County and increase the standard of living of our ~~((citizens))~~ residents.

**U-303** King County policies, programs, and strategies will place special emphasis on training low-income, low-skill residents for job opportunities with livable wages, benefits, and wage-progression and retention strategies.

**U-304** King County shall work to ensure that maximum economic benefit accrues to local businesses and workers when public funding is included in the construction or operation of large projects.

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- 1326 **U-305 ((ED-403))** King County recognizes the environment as a key economic value in the  
 1327 region that must be protected.  
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 1329  
 1330 King County's role in economic development is implemented at several levels as described in the  
 1331 following policies:  
 1332  
 1333 **U-306** At the multi-county level, King County should partner with other counties,  
 1334 regional entities and the state, as appropriate, to devise and implement  
 1335 economic development policies, programs and strategies for the benefit of  
 1336 the region.  
 1337  
 1338 **U-307** At the countywide level, King County should partner with other  
 1339 jurisdictions, economic development organizations, the Port of Seattle, and  
 1340 others, as appropriate, to develop and implement policies, programs, and  
 1341 strategies that set the general framework for economic development within  
 1342 the county for the benefit of the county as a whole.  
 1343  
 1344 **U-308** Within the unincorporated area, King County should partner with local  
 1345 businesses, unincorporated area councils, and others, as appropriate, to  
 1346 develop and implement policies, programs, and strategies that promote  
 1347 appropriate local economic development.  
 1348  
 1349 At all three levels, King County seeks to coordinate and partner with private and public  
 1350 organizations to pursue mutually beneficial outcomes.  
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1353 **B. Business Development – Creation, Retention, Expansion, and**  
 1354 **Recruitment**

1355 King County's policies, plans, and programs should support a positive and healthy business climate that  
 1356 enables local firms to stay globally competitive, quality-oriented, technologically advanced, and able to  
 1357 pay good wages.  
 1358

1359 Industries and firms that export their products and services outside King County bring income into the  
 1360 county and are considered basic, in economic terms. About 30% of the county's basic jobs come from  
 1361 the export of manufactured goods; 42% come from the export of business services such as banking,  
 1362 insurance, accounting, legal, architectural, engineering, research and development, and computer  
 1363 services; and 28% come from exports associated with wholesale trade, transportation, and public utilities.  
 1364 Jobs in basic industry generally pay better than non-basic jobs and support the non-basic or secondary  
 1365 part of the county's economy. In general, nearly one-half of the jobs in the county's economy are basic  
 1366 and support the other half such as retail and personal services.  
 1367

1368 Local and national research over the last 20 years has concluded that homegrown, small businesses  
 1369 create the majority of new jobs in a local economy. Additionally, roughly one of every four jobs in the  
 1370 Puget Sound Region is dependent on international trade.  
 1371

1372 There is recognition, however, that the county's impact on the creation of new businesses is impacted by  
 1373 the amount of available industrial and commercial land in unincorporated King County, which has  
 1374 declined from approximately ten percent in 1994 to approximately 5.6 percent in 2000.  
 1375  
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1377 **U-309** King County supports programs and strategies to help create, retain, and  
 1378 expand homegrown businesses in basic industries, particularly within the  
 1379 county's manufacturing and industrial areas.  
 1380

- 1381 **U-310** **King County supports programs and strategies, in partnership with the**  
1382 **Federal, State, and local governments and the private sector, that provide**  
1383 **technical assistance to home-grown businesses including but not limited to:**  
1384 **a. Pollution prevention and assessments of contamination to enable**  
1385 **manufacturers to remediate contaminated property to continue or**  
1386 **expand production;**  
1387 **b. Technological, efficiency, and managerial assessments to enable**  
1388 **manufacturers to reduce costs and use smaller footprints for existing**  
1389 **or expanded production;**  
1390 **c. Mentoring, financial management training, and other technical**  
1391 **assistance to disadvantaged businesses, particularly in the**  
1392 **construction industry, to help them become competitive in the**  
1393 **private sector.**  
1394  
1395 **U-311** **King County supports programs and strategies for the targeted recruitment**  
1396 **of firms that will:**  
1397 **a. Support the County's basic industries by providing services that help**  
1398 **keep existing firms globally competitive, or**  
1399 **b. Export their goods or services and/or have the potential for high**  
1400 **levels of growth and wages.**  
1401  
1402 **U-312** **King County supports programs and strategies to expand international trade**  
1403 **including those that:**  
1404 **a. Promote, market, and position the County for increased export,**  
1405 **import, and foreign investment opportunities;**  
1406 **b. Provide technical assistance, training, and opportunities for local**  
1407 **firms wishing to export.**  
1408  
1409 **U-313** **King County supports programs and strategies to preserve and plan for an**  
1410 **adequate supply of industrial and commercial land including but not limited**  
1411 **to:**  
1412 **a. In compliance with the State of Washington Buildable Lands**  
1413 **legislation – RCW 36.70A.215 – and in cooperation with the cities,**  
1414 **inventory and monitor the use of industrial, commercial, and**  
1415 **residential lands every 5 years. The first 5-year report is due to the**  
1416 **State in 2002;**  
1417 **b. In partnership with other jurisdictions and the private sector,**  
1418 **advocate for a regional Geographic Information System to track the**  
1419 **supply of industrial and commercial land;**  
1420 **c. Actively apply for Federal, State, and other resources to help defray**  
1421 **the costs of assessment, remediation, and redevelopment of private**  
1422 **and/or public brownfields. Brownfields are defined as vacant or**  
1423 **underdeveloped industrial/commercial sites with real or perceived**  
1424 **contamination;**  
1425 **d. Sell county-owned surplus industrial and commercial lands for**  
1426 **development by the private sector;**  
1427 **e. Promote the redevelopment and infill of industrial and commercial**  
1428 **areas and explore the feasibility of using incentives to achieve this**  
1429 **goal;**  
1430 **f. Prevent the encroachment of non-industrial uses on industrially-**  
1431 **zoned land and the rezoning of industrial land to other uses.**  
1432  
1433 **U-314** **King County recognizes that adequate infrastructure is essential to support**  
1434 **existing economic activity and to attract new industry and development.**  
1435 **The County therefore supports programs and strategies to maintain existing**  
1436 **infrastructure and construct new facilities (transportation, utilities, schools,**

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information, communications), including an adequate supply of housing, necessary to accommodate current and future economic demand.

The county recognizes the importance of traditional economic activities which may occur in conjunction with or as a byproduct of other business activities in the rural area. Such examples could include residents operating farms, ranches, logging operations or other small businesses and who use their equipment to perform excavation services for others. While it is not the intent of the county to develop these areas for commercial purposes, there is recognition that some proportion of landowners may undertake complementary, small-scale commercial activities. The county values and supports these types of economic activities in the rural area and does not wish to artificially limit them.

U-315

King County recognizes the importance of traditional economic activities that support a rural lifestyle. While it is not the intent of the county to develop the unincorporated rural areas for commercial activities, county policy, regulations and programs should support the preservation of traditional rural economic activities and lifestyles.

### **C. Workforce Development – Skilled Workers, Employer Involvement and Economic Opportunities**

King County should address the ongoing workforce challenges of the Puget Sound region. The robust economy of today and the last several years makes it very difficult for employers to find and retain both skilled and entry-level workers. At the same time, many disadvantaged county residents have difficulties gaining access to quality education, training, and support services needed to prepare them for the world of work. Meeting these challenges successfully will depend on better strategies and working relationships between business, government, labor, advocacy organizations, education and training institutions, and human service providers.

Jobs that pay wages sufficient to support families are vital to the quality of life. However, training, education, skill levels, and abilities vary from person to person. As such, it is important for King County to support job opportunities for all residents with entry level jobs being essential to helping low-income, low-skilled individuals enter the workforce, reduce their dependence on public resources, and move up and out of poverty.

A family wage is a wage that allows a family to meet its basic needs without resorting to public assistance and provides it some ability to deal with emergencies and plan ahead. This definition is taken from The Northwest Job Gaps Study, produced by the Northwest Policy Center, although the study uses the term livable wage instead of family wage. According to this study, the 1996 family (livable) wage for 11 urban counties was \$16.86 an hour or \$35,079 a year for a single adult with two children.

For context, the 1998 King County average annual wage, excluding software workers, was \$35,900. Adding the average annual wage for software workers – \$291,000 – increases the 1998 King County average annual wage to \$41,300. Adjusting the Northwest Job Gaps Study for inflation and costs specific to King County, the 2000 family wage is \$19.30 an hour or \$38,740 for a single adult with two children.

As defined for this Comprehensive Plan, an acceptable entry-level wage pays a minimum of \$8.00 per hour (to be reviewed annually and adjusted as appropriate), provides benefits, and offers workers wage progression opportunities. While an entry-level wage is a wage that provides workers greater economic incentive than does being on welfare, it is not a family-wage. Depending upon household size and income, persons making entry-level wages in King County most likely require public subsidies in the form of childcare, housing, foodstamps and/or medicaid. As skill levels and wages increase, workers become less dependent upon public subsidies as they approach a family-wage level defined above.

1491 U-316 King County supports assuming a leadership role in workforce development  
1492 as a member of the King County Workforce Development Council,  
1493 established by the federal Workforce Investment Act of 1998, composed of  
1494 high-level representatives from business, local government, labor, education  
1495 and training institutions, advocacy organizations and human service  
1496 providers. The purpose of the Council is to coordinate and improve  
1497 employment, training, literacy and vocational rehabilitation programs to  
1498 meet the needs of the workforce system's two customers – employers and  
1499 workers.  
1500

1501 U-317 King County supports programs and strategies to provide employment and  
1502 training opportunities to low-income and low-skilled residents including:  
1503 a. Programs that facilitate employer involvement in hiring workers with  
1504 limited experience and skills, and provide successful strategies for  
1505 skills training, job placement and retention for workers;  
1506 b. Training for and placement in jobs in growing industries that pay an  
1507 entry-level wage of at least \$8.00 per hour (in year 2000 dollars),  
1508 provide benefits, and offer workers wage progression opportunities.  
1509 This hourly figure is to be evaluated during each update of this plan  
1510 and adjusted to reflect changes in cost-of-living or other similar  
1511 indices and consideration of market conditions;  
1512 c. School-to-work programs and effective alternatives for out-of-school  
1513 youth;  
1514 d. Summer youth employment programs for at-risk youth.  
1515

1516 U-318 King County supports programs and strategies to address the barriers to  
1517 entry-level wage employment including:  
1518 a. Access to transportation by providing transportation information and  
1519 services to jobseekers and workers;  
1520 b. Access to childcare by increasing the availability and affordability of  
1521 quality childcare for low-income families.  
1522

1523 U-319 King County supports apprenticeship opportunities for disadvantaged  
1524 populations on County public works projects in order to address the  
1525 forecasted shortage of construction trades workers and to encourage family-  
1526 wage job opportunities.  
1527

1528 U-320 King County supports workforce development programs that are integrated  
1529 with the county's economic development strategies, such as training and  
1530 employment as environmental clean-up technicians for low-income residents  
1531 of brownfields communities.  
1532  
1533

## 1534 **D. Regional Plans, Regional Projects and Public-Private**

### 1535 **Partnerships**

1536 King County will consider participation in (1) regional economic development plans and projects that  
1537 provide benefits to multiple jurisdictions or (2) require a partnership between the public and the private  
1538 sector to be feasible. For either regional plans and projects or public-private partnerships, the County will  
1539 base its investment decision upon a full and thorough analysis of the public costs and public benefits of  
1540 proposed projects.  
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1542 U-321 King County shall partner, where feasible, with jurisdictions and other  
1543 stakeholders to develop subarea economic development strategies to  
1544 promote development and redevelopment in areas that can accommodate  
1545 growth.

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**U-322**

**King County shall cooperate in efforts to establish and maintain county and regional economic development strategies to provide for orderly, sustainable, and equitable economic growth throughout the Puget Sound Region.**

**U-323 ((ED-405))**

**King County should consider participation in the funding of regional economic development projects when the project meets the following guidelines:**

- a. The project should support a firm in basic industry;
- b. At least 75% of the jobs created by a firm, excluding management positions, should pay a family wage.
- c. The project is located within (1) an Urban Center or Manufacturing Industrial Center as designated in the Countywide Planning Policies, (2) other industrial areas, or (3) business/office parks within activity areas which can be supported by and promote transit, pedestrian and bicycle uses;
- d. The firm or project will generate sufficient new tax revenue to repay the debt the County incurs to support the project. The preferred average coverage ratio over the life of county financing is two dollars of new revenue for every one dollar of incurred debt;
- e. Other jurisdictions benefiting from a project must commit financial support based on a mutually agreeable pro rata funding formula. The funding formula will be established on a project-by-project basis;
- f. The firm or project must create 1 new, permanent full-time, family-wage job for each \$35,000 of aggregate public investment;
- g. The firm or project should create all jobs within 3-5 years from project completion.

**U-324 ((ED-504))**

**King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects must demonstrate that they:**

- a. Cannot be accomplished solely by either sector;
- b. Have an experienced and proven private partner(s);
- c. Do not unduly enrich the private partner(s);
- d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable-wages with benefits and a wage-progression strategy, and public amenities;
- e. Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low-income, low-skill residents in entry-level and semi-skilled jobs.

**U-325**

**Through local subarea planning and coordination with other agencies and organizations, King County should use zoning, incentives or other measures to ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure. The surrounding land uses should be buffered or compatible with economic development uses.**

**((ED-201**

**King County should actively support the retention and expansion of the regional (multi-county) economic base.))**

**((ED-202**

**King County should develop strategies and actions to retain and expand industries, firms and jobs within manufacturing and industrial areas. Because manufacturing sector employment is predicted to decline by the year 2010, King County should prioritize its efforts to support family-wage**

- 1602 jobs and basic industries, at levels exceeding those forecasted. Basic  
 1603 industries export goods and services thus bringing income into the region.  
 1604 Basic industries include manufacturing, business services, and resource  
 1605 industries, (forestry, agriculture, fisheries, and mining.))  
 1606  
 1607 ((ED-203 ————— King County should cooperate in efforts to establish regional economic  
 1608 diversification and development goals, strategies and actions. Participation  
 1609 should be encouraged by other jurisdictions, labor, education, environment  
 1610 and business interests.))  
 1611  
 1612 ((ED-204 ————— King County should work to ensure the maximum economic benefit for local  
 1613 businesses and workers when public funding is included in construction for  
 1614 operation or large projects.))  
 1615  
 1616 ((ED-301 ————— King County shall address the historic disparity in income and employment  
 1617 opportunities for minorities, women and economically disadvantaged  
 1618 individuals. Through subarea and local planning with cities, King County shall  
 1619 support community-based actions to involve minorities, women and  
 1620 economically disadvantaged individuals in improving their economic future.  
 1621 The plans shall recognize their special needs and commit resources in human  
 1622 services, community development, housing, economic development, and  
 1623 public infrastructure to address the historic inequalities.))  
 1624  
 1625 ((ED-302 ————— King County should provide leadership and cooperate in efforts to provide  
 1626 training and education programs that will create a globally competitive  
 1627 workforce. Job training, retraining and educational opportunities at all levels  
 1628 are critical to develop and maintain the highly skilled workforce our  
 1629 businesses need.))  
 1630  
 1631 ((ED-303 ————— King County should provide zoning and siting regulations for training and  
 1632 educational facilities which are supportive of their development.))  
 1633  
 1634 ((ED-401 ————— King County shall continue to cooperate on a countywide and regional basis,  
 1635 with other counties, cities, other governmental agencies and the private sector  
 1636 to inventory, plan for and monitor the land capacity for commercial, industrial,  
 1637 institutional, resource, critical area, open space and residential uses,  
 1638 estimated for six- and 20-year time periods. Land use policies and  
 1639 development regulations should support the siting needs of industrial users,  
 1640 including resource industries, in recognition of the important role they play in  
 1641 creating high-wage jobs.))  
 1642  
 1643 ((ED-402 ————— King County should explore the feasibility of using incentives to achieve  
 1644 redevelopment and infill. In industrially zoned areas, policies and incentives  
 1645 should support basic industries, and recognize the need for buffer areas from  
 1646 incompatible adjacent uses.))  
 1647  
 1648 ((ED-403 ————— The County should use buffer zones between land intended for industrial  
 1649 and manufacturing purposes and land planned for other uses. Appropriate  
 1650 buffers should be established in a manner that does not place a  
 1651 disproportionate burden on either use.))  
 1652  
 1653 ((ED-404 ————— Through subarea and local planning with cities, King County should use  
 1654 zoning, incentives or other measures to ensure that an appropriate proportion  
 1655 of the land adjacent or near to major public infrastructure facilities is used to  
 1656 capitalize on the economic benefit of that infrastructure. The surrounding land  
 1657 uses should be buffered or compatible with economic development uses.))

## IV. Housing

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### A. Housing Choice and Opportunity throughout King County

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Adequate choices and opportunities are essential to fully address the spectrum of housing needs for all King County residents. A basic goal of the Washington State Growth Management Act (GMA) is to encourage affordable housing. Likewise, the King County Comprehensive Plan promotes affordable housing for all County residents by supporting adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the County.

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Most housing is financed by and developed in the private sector. The ability of the private sector to develop affordable housing is affected by a wide range of market forces. Local government actions such as land-use policies, development regulations and infrastructure finance also have a significant impact on housing affordability.

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Public funding and incentive programs are essential to address housing needs of lower-income County residents, including people with special needs, such as the elderly and people with disabilities. The policies in this chapter address low-cost housing development, preservation and assistance programs needed to ensure safe and adequate housing for lower-income and special needs residents.

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In addition, the King County Consortium represents unincorporated areas and all County cities except Medina, Normandy Park and Seattle. This Consortium prepares a three-year Consolidated Housing and Community Development Plan which outline the needs, resources and housing goals to be achieved. An annual action plan details specific housing and community development objectives.

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#### 1. Range of Housing Choices

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Interjurisdictional cooperation and public/private partnerships are needed to address the full range of critical housing needs.

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##### U-401 ((H-101))

**King County shall work with cities and the private sector to encourage a wide range of housing within the Urban Growth Area to meet the needs of our diverse population, support economic growth, ensure an equitable and rational distribution of low income and affordable housing throughout the ((e)) County and provide housing choices for people of all income levels.**

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##### U-402 ((H-102))

**Through subarea and ((local)) regional planning with cities, incentives programs and funding initiatives, King County shall plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Area and within Rural Towns ((Centers)). King County shall plan for construction or preservation of housing units affordable to households as follows:**

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- 24% of housing stock should be affordable to households below 50% of the King County median income;
- 17% of housing stock should be affordable to households between 50% and 80% of the King County median income;
- 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and
- 39% of housing stock should be affordable to households above 120% of the King County median income.

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Meeting these objectives will entail providing sufficient land for a variety of affordable housing such as higher density single-family homes, multifamily properties, manufactured housing, accessory apartments and mixed-use developments.

**U-403** **King County, in partnership with other jurisdictions, shall evaluate achievement of Countywide and local goals for housing for all economic sectors of the population by analyzing housing indicators, adopted land use regulations, actions that encourage development and preservation of low and moderate-income housing and the effect of market factors on housing development. The results of this evaluation shall be used to develop new or revised policies, programs, regulations, and incentives to better meet the Countywide Planning Policies' housing goals.**

**U-404 ((H-103 ~~Through subarea and local planning with cities,))~~ **King County should work with cities to increase opportunities for affordable housing development by ((providing necessary infrastructure on a) assuring there is sufficient land ((zoned)) capable of being developed for multifamily housing, small lot single-family homes and townhouses, and manufactured housing parks.****

**U-405** **King County should work with other jurisdictions to eliminate barriers for low-income and special needs housing development.**

**U-406 ((H-105))** **King County should support housing development that is compatible with surrounding uses by:**

- a. Providing information on potential development sites;**
- b. Funding services, amenities, ((and)) infrastructure and access improvements; ((, and))**
- c. Developing public financing techniques which give housing development and redevelopment in preferred areas a market advantage; and**
- d. Making transit and rideshare services available.**

**U-407 ((H-108))** **King County should ((explore)) encourage land use and investment strategies to stimulate mixed-use and mixed-income developments as a way to integrate neighborhoods and increase housing choices.**

**U-408 ((H-106))** **King County should encourage affordable housing through redevelopment of non-residential buildings, such as schools and commercial buildings, in locations suitable for housing and in ways that preserve significant historic features where appropriate.**

**U-409 ((H-107))** **King County should encourage the development and preservation of residential buildings that have shared facilities, such as single-room occupancy hotels and boarding homes, to provide opportunities for lower rents.**

**U-410 ((H-104))** **King County shall provide opportunities and encourage other jurisdictions to provide opportunities for lower-cost housing types by allowing manufactured housing on single-family lots and accessory apartments within single family homes.**

**U-411** **King County should explore adding affordable housing as a benefit criteria in the Transfer of Development Credits program, especially as the program is expanded to include incorporated areas of King County.**

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**U-412 ((H-109))** All Urban Planned Developments (UPDs) and other large housing developments shall provide a mix of housing types and densities, including ((below-market-rate)) housing that is affordable to low-, moderate-, and middle-income households.

## **2. Ensuring and Expanding Affordable Housing Resources**

**U-413** King County should initiate and actively participate in regional solutions to critical affordable housing needs. Cities, community and housing representatives should be invited to identify and implement solutions.

**U-414 ((H-207))** King County ((shall)) should work with cities and community representatives to establish new, countywide funding sources for housing development, preservation and related services, such that each city and King County contribute on an equitable basis.

**U-415 ((H-214))** King County should work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for people with ((disabilities and other)) special needs.

**U-416 ((H-704))** King County should work with jurisdictions and housing providers across the state to urge state and federal governments to expand funding for direct assistance services such as rental assistance and emergency services ((, including sufficient funding to allow people with disabilities to afford community-based housing)).

**U-417** King County should participate in developing and sustaining a coordinated, regional response to homelessness that includes access to homelessness prevention services, emergency shelter, transitional housing, permanent affordable housing, and appropriate support services for homeless families, single adults, and youth.

## **B. Affordable Housing Development**

The supply of affordable housing serving low, moderate and middle-income households has not kept up with the increasing demand in the Puget Sound region due to the soaring costs associated with new housing construction. In King County today, a substantial need exists for low-income rental housing and for moderately priced homes that can be purchased by first-time homebuyers.

Existing units will provide some of the affordable housing needed for low-income households in the future. However, with the projected growth in the number of low to moderate income households and the short supply of lower-cost housing available today, new construction must include affordable housing. Efforts to provide sufficient land and infrastructure and reduced development costs will help make new units affordable. In addition, a combination of incentives programs and funding will help keep rents affordable and expand opportunities for first-time homebuyers.

### **1. Development Incentives for Low and Moderate-Income Housing**

Incentives that will help developers provide low and moderate-income housing include reduction in development costs or an expansion of the development potential on the property.

- 1820 **U-418 ((H-204))** Density bonuses and other incentives should be available to both single-family and multifamily developments that provide ~~((below-market-rate))~~ rental or ownership housing affordable to low- and moderate-income households.
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- 1824 **U-419 ((H-202))** To reduce development costs for affordable housing projects, King County ~~((should))~~ shall exempt payment of impact fees for housing units that will serve low income households with incomes which do not exceed 80% of the median.
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- 1829 **U-420 ((H-203))** ~~((The))~~ King County should explore methods to expedite plan reviews for housing projects serving low- and moderate-income households, in coordination with other incentive or subsidy programs.
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- 1833 **U-421 ((H-204))** King County ~~((should))~~ shall explore coordination of incentive programs with cities to develop common program guidelines and reduce administrative costs.
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## 1838 **2. Housing Development Subsidies**

1839 Federal, state and local housing programs provide vital assistance to low-income households. King  
 1840 County has used federal funds for housing for more than two decades, but it is not adequate for local  
 1841 needs. During the past five years, King County also has used local funds for development and  
 1842 preservation of affordable housing. As a result, residents have more housing choices. Residents who  
 1843 need emergency housing can stay in the community of their choice and their children can continue to  
 1844 attend schools. Local housing funds have also leveraged significant private investment as well as other  
 1845 public funding resources.

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 1847 Housing for very low-income households is usually developed by private, nonprofit agencies or by public  
 1848 housing authorities. By using federal subsidy programs administered at the state or local level, private  
 1849 for-profit developers and lenders also are active in low-income housing development.

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 1852 **U-422 ((H-206))** King County shall give priority in its housing funding programs to  
 1853 developments that serve low-income individuals and households, prevent  
 1854 displacement of low-income people, ~~((and))~~ or provide low-income housing  
 1855 along with social services.

1856  
 1857 **U-423 ((H-205))** King County should explore ~~((giving priority to))~~ increasing affordable  
 1858 housing ((funding and incentives in)) opportunities, especially in high cost  
 1859 or gentrifying areas and areas ((where there is)) with a shortage or loss of  
 1860 affordable housing, ((as a way to stimulate housing development.)) through  
 1861 new programs, development incentives, and changes to funding program  
 1862 guidelines to facilitate new construction, rehabilitation, and acquisition to  
 1863 preserve affordable housing.

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 1865 **U-424 ((H-212))** King County should seek opportunities to fund programs and projects where  
 1866 County funds are matched by additional public and private loans and  
 1867 contributions, increasing the amount of housing that can be developed.

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 1869 **U-425 ((H-209))** King County should ~~((consider))~~ expand its use of surplus County-owned  
 1870 property and air-rights over County-owned property for ((public benefits,  
 1871 including affordable housing and human services)) affordable housing and  
 1872 should explore its use for other public benefits, such as human services,  
 1873 and consider conveyance of ((surplus)) properties to public or non-profit  
 1874 housing developers and agencies at below-market cost. In communities  
 1875 where the home ownership rate is lower than the county average, surplus

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County property shall be targeted for housing development that would expand the stock of owner-occupied, low or moderate income housing.

U-426 ((H-208))

King County should support the efforts of non-profit developers and housing agencies to increase the supply of housing for ((very)) low-income households, through technical assistance and funding for capacity building, training, and pre-development activities.

U-427

King County should encourage and support efforts by non-profit housing developers, housing agencies, and service providers to develop long term non-government funding sources such as planned giving, endowments, and related economic development ventures.

### C. Preservation of Existing Affordable Housing

This Plan calls for more residential growth by preserving existing housing stock and developing new units on vacant parcels within established neighborhoods. These locations can offer affordable housing that is close to jobs, transportation and services. Housing development can also provide welcome improvements to communities suffering from a lack of investment. However, new development in established communities may result in the loss of existing low-cost housing. For example, when existing affordable housing stock is demolished or upgraded to create market rate units, neighborhoods lose housing for its low-income residents. Low-cost housing is a community resource we should strive to preserve.

Redevelopment policies must be balanced with the need to preserve existing low-cost housing and neighborhoods. Retention of affordable housing can be encouraged through appropriate zoning and development regulations, financial incentives, rehabilitation programs, historic preservation, and acquisition strategies.

Additionally, preservation of affordable housing minimizes health and safety risks and provides residential stability. Historic features to existing buildings are also preserved. In combination, these efforts increase livability and help establish the character of existing neighborhoods.

U-428 ((H-501))

King County should develop and expand incentives and subsidy programs to preserve ((below-market-rate)) affordable housing threatened by market forces and expiring federal subsidies. Relocation assistance and replacement housing should be developed, where feasible, to help low-income households when displacement is unavoidable.

U-429 ((H-507))

King County should explore land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax abatements for low-income housing and tax abatements and restoration loans for housing designated as an historic landmark.

U-430 ((H-503))

King County should assist owners of rental properties serving low- and moderate-income residents to acquire financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.

U-431 ((H-504))

King County should work with financial institutions and other housing agencies to expand resources for housing rehabilitation through techniques such as reverse mortgage programs and loan pools.

- 1931 **U-432 ((H-506))** King County should coordinate preservation of existing affordable housing with city and County historic preservation programs and incentives, and should promote preservation and restoration of significant historic features in the rehabilitation of existing buildings and sites for housing.
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- 1936 **U-433 ((H-508))** King County should support on-going efforts to maintain and preserve existing mobile home parks as a source of affordable housing for ((very)) low-income homeowners through zoning, funding for acquisition and rehabilitation of parks and homes.
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- 1941 **U-434 ((H-505))** King County should consider the constraints of rehabilitation, legalization of accessory dwelling units, and historic preservation, so usable structures are rehabilitated to an appropriate level of safety and habitability.
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**D. Access to Housing**

An important goal of addressing affordable housing needs is the successful integration of housing for low-income households into the larger community. This can be accomplished by:

- Siting community facilities and affordable housing with convenient access to employment, transportation and services;
- Adopting favorable land use policies and regulations;
- Increasing housing choices for special needs residents;
- Making reasonable accommodations for people living with disabilities;
- Permitting group living situations with supportive services; and
- Establishing positive relationships with neighbors of affordable housing.

Publicly funded developments can contribute to increasing access to housing for lower income and special needs residents through new construction or acquisition and rehabilitation of existing housing.

For special needs groups, public policies favor community-based, independent living in small residences such as single-family homes or apartments. These policies are supported by the King County Fair Housing Ordinance as well as state and federal laws that prohibit housing discrimination against protected classes, including people with disabilities.

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- 1966 **U-435 ((H-604))** King County shall promote opportunities for ((assisted)) publicly funded housing, including housing for low-income people with special needs, by:
  - a. Adopting land use policies and regulations that treat ((government-assisted)) publicly funded housing and other low-income housing the same as housing of a similar size and density;
  - b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of ((assisted)) publicly funded housing throughout the county. However, mandatory dispersion requirements which limit where ((assisted)) publicly funded housing may locate, should not be applied, and
  - c. Encouraging developers and owners of ((assisted)) publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.
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- 1980 **U-436 ((H-602))** King County shall make reasonable accommodations in its rules, policies, practices and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling.
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- 1984 **U-437 ((H-603))** King County shall prohibit special requirements through land-use regulations, restrictive covenants and conditional or special use permits that
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- 1989 **U-438 ((H-604))** King County shall permit group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a single family house or apartment.
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- 1993 **U-439 ((H-605))** King County should work with housing industry representatives to identify and remove barriers (such as real estate marketing, finance or insurance practices) that restrict housing choices and opportunities for low and moderate-income people.
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- 1998 **U-440 ((H-606))** King County should use land use planning and funding programs to ((locate)) help site community facilities and assisted publicly funded housing so that low- and moderate-income residents and the elderly have convenient access to community and transportation services.
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**E. Reducing Development Costs**

Rising costs have contributed to increases in rents and housing prices at all price levels. These costs are associated with land acquisition, construction, financing, permit processes, roads and utilities and market demand. Although some of these cost increases fall outside the control of local governments, others are directly affected by public policy decisions. Public policies should be evaluated for implications related to the cost of housing development. Cost-saving approaches should be studied. Strategies for increasing favorable zoning, regulations and infrastructure can significantly cut housing development costs. These will help curtail rising housing costs and increase the amount of new, affordable housing units.

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- 2015 **U-441 ((H-301))** King County should pursue land use policies and regulations that result in lower development costs without loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
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- 2021 **U-442 ((H-302))** King County shall continue to improve development standards to allow higher densities and flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood when planning housing developments.
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- 2026 **U-443 ((H-303))** King County should ((-explore)) encourage the use of areawide Environmental Impact Statements when plans are developed for activity centers, areas identified for redevelopment or other neighborhoods to provide a more complete analysis of cumulative environmental impacts and reduce the time and cost of environmental review for individual developments.
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- 2033 **U-444 ((H-304))** King County shall seek to minimize the time necessary to process development permits to meet affordable housing and environmental goals and community and aesthetic concerns.
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- 2037 **U-445 ((H-305))** King County should ((-explore)) encourage the formation of common development codes and standards with cities, sewer and water districts and other permitting agencies to increase predictability and reduce development costs.
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**U-446 ((H-210))**

**King County should develop new partnerships with public and private lending institutions to find solutions that reduce housing financing costs for both builders and consumers.**

**F. New Housing Models**

The characteristics of people seeking housing continue to change. Today, there are more single adults living alone or in shared housing than ever before. More families are single-parent households. Many households have two parents working full-time. As the population ages, more seniors will need housing.

King County can assist in the development of housing types that meet the needs of these individuals and families by funding affordable housing, revising development standards and/or expediting permit processing. Demonstration projects can provide needed housing for low-income households and test new models for housing simultaneously.

**U-447 ((H-401))**

**King County should assist in development of innovative, affordable demonstration projects by exploring alternative land development, flexible development standards, and construction techniques ((through a collaborative review process)).**

**U-448 ((H-402))**

**King County should encourage new housing models ((for home ownership)) by supporting projects such as owner-built housing, land trusts for rental and ownership housing, and other innovative developments.**

**U-449 ((H-403))**

**King County should encourage development of residential communities that achieve lower prices and rents through shared common houses, open spaces and community facilities.**

**G. Direct Assistance to Households**

In many cases, the most effective form of housing assistance is direct assistance to low or moderate-income households. This approach is commonly used for first-time homebuyer programs, which provide reduced-rate mortgages or assistance with closing costs. These forms of assistance increase options for homebuyers and enable them to find housing they prefer. Federal programs also provide direct rental assistance to low-income households to help pay rent in public and privately owned rental housing.

Direct assistance is also an effective strategy in the prevention of homelessness. Many King County residents are at risk of losing their housing because they have no financial reserves and are paying a disproportionate amount of their monthly income for housing. Nonpayment of rent accounts for the majority of evictions. Defaults on mortgages can lead to households seeking emergency housing. Housing services such as counseling, information distribution, referrals and short-term rental assistance can help prevent homelessness or minimize the time that an individual or family must spend in an emergency shelter.

**1. Homeowner Assistance**

**U-450 ((H-701))**

**King County should work with local lenders to expand assistance for first-time home buyers, including home buyer education and counseling, low-cost financing and assistance with down payments and closing costs.**

**U-451 ((H-502))**

**King County should provide financial assistance for housing rehabilitation to low-income home owners, including owners of mobile homes residing in**

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parks, and through community-based repair programs, such as tool banks or painting programs.

## 2. Renter Assistance and Homeless Prevention

- U-452 ((H-702))** King County should support programs that help prevent homelessness, such as emergency rental assistance, mortgage default counseling, and improvements to emergency services referral networks.
- U-453 ((H-703))** King County should support programs that assist low-income renters to remain in or to gain access to private market ((-rate)) housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.
- U-454 ((H-705))** King County should support programs ((which)) that provide landlord-tenant counseling, workshops and mediation in landlord-tenant disputes, as well as legislation which protects the rights of tenants and landlords, such as fair rental contracts.

### H. Balancing Jobs and Housing

As the population of the Puget Sound region grows, King County is expected to remain the major employment center of the region. As job growth occurs, the workers for these jobs must be accommodated with adequate opportunities for housing. If a balance of job growth and housing availability is not achieved, these workers will need to live longer distances away from their jobs, thus increasing pressures upon transportation systems.

- U-455** King County shall work with the Growth Management and Planning Council or its successor and the private sector to support development of an adequate supply of housing commensurate with job growth within the county and its cities. To attain this goal, King County shall:
- A.** Establish Countywide Planning Policies on jobs-housing balance by December 31, 2001;
  - B.** Establish performance measures to gauge how jurisdictions are accommodating growth by December 31, 2002;
  - C.** Participate in buildable lands inventories, market analyses and other studies to evaluate if sufficient land capacity is available for residential development
  - D.** Work with cities to ensure additional actions are taken throughout the county to accommodate and promote residential development when job growth causes great demand for housing and severe shortages in the availability of housing for new workers in the county.

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# V. Human Services

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People are King County's most valuable resource. Their well being affects the prosperity of the region.

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King County's vision for the future includes livable, safe communities that are attractive to families,

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thriving cities, healthy rural communities and a robust economy. The availability of human services is an

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essential component of this vision.

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Regardless of age, cultural background, income or family size; *everyone* is likely to need human services

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at some point. Humans services range from youth recreation programs to mental illness programs to

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social programs for senior citizens. Many needs associated with human services are circumstantial and

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have nothing to do with income. Any one can have trouble locating quality childcare. Any one may need

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help dealing with family violence or substance abuse problems. Naturally, people with low incomes have

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the highest needs for human services, including help in meeting such basic needs as food, housing,

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health care and job training.

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King County helps address the human service needs of its residents in many ways, including financial

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assistance for programs that serve resident who lack resources to meet basic needs. Although there are

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many funding sources, the amount is inadequate to meet rising human service needs. A large portion of

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King County's resources for human services comes from the State of Washington. This money is

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mandated to be spent on particular groups, such as people with developmental disabilities, people with

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mental illness, people with substance abuse problems and veterans. The County also accesses its own

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current expense fund to support other human services.

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The policies in this section reflect the intent of the *King County Framework Policies for Human Services*

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adopted by the King County Council in 1999.

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## A. King County's Role in Human Services

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Over the years, King County has become a regional leader in providing human services. Activities

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include:

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- **Resource Development and Administration.** King County works aggressively to direct federal, state, and private resources to our jurisdiction, and, where appropriate, administer available funds.

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- **Funder.** King County uses a portion of current expense and criminal justice funds to support a variety of health, human services and housing programs for people in need.

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- **Planner and Advocate.** King County is proactive in anticipating and responding to the changing needs of residents and communities.

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- **Partnerships.** The County works with a variety of public and private partners to design, implement, and evaluate better ways of providing human services and conducting associated business.

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**U-501 King County, in partnership with other jurisdictions, should help provide access to a range of prevention, intervention and rehabilitative human services for all residents of King County. Access to human services should be available in all areas of the county. In order to achieve the goal of equitable countywide distribution, residential human service facilities should be encouraged to locate in areas of King County where factors such as high property costs currently discourage their location. In communities where**

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2187 there is a disproportionate share of human service facilities and providers  
2188 located, King County should provide community amenities such as, parks,  
2189 transit improvements, sidewalks, and community centers,  
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2191 U-502 King County should lead the development and implementation of quality,  
2192 countywide human service systems for its mandated service areas (mental  
2193 health, drug and alcohol, people with developmental disabilities, veterans,  
2194 and public health services). King County should execute this role chiefly  
2195 through the mandates, guidelines, and funding provided by the State of  
2196 Washington and/or the federal government.  
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2198 U-503 King County, in partnership with other jurisdictions, should support non-  
2199 mandated regional human service systems for persons most in need.  
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2201 U-504 King County should provide local services such as family, youth, and senior  
2202 social and recreation programs; local food and clothing banks and  
2203 community referral for residents of the unincorporated area.  
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## 2206 **B. King County's Human Service Goals**

2207 The five community goals listed in U-505 were developed through a county-wide community process  
2208 sponsored by United Way of King County. All of the County's human services activities should support  
2209 one or more of these goals.  
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### 2211 **1. Community Goals**

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2213 U-505 King County should promote healthy families and safe communities by  
2214 supporting activities that help attain the following community goals  
2215 throughout King County:  
2216 a. Food to eat and a roof overhead. Ensure that the essential food and  
2217 housing needs of all people in King County are met.  
2218 b. Supportive relationships within families, neighborhoods, and  
2219 communities. Ensure all people in King County experience positive  
2220 and supportive relationships in their families and communities.  
2221 c. A safe haven from all forms of violence and abuse. Ensure that all  
2222 people in King County are safe and feel secure in schools, in their  
2223 homes, and in their communities.  
2224 d. Health care to be as physically and mentally fit as possible. Promote  
2225 and enhance the health of all people in King County, and assist them  
2226 to attain and maintain the greatest functional independence as  
2227 possible.  
2228 e. Education and job skills to lead an independent life. Help all people  
2229 in King County become as economically self sufficient as their  
2230 abilities permit.  
2231

2232 U-506 King County policies and regulations should help promote easy access to  
2233 jobs, housing, and services. In establishing and carrying out policies and  
2234 regulations regarding land use, transportation, economic development,  
2235 facilities, and related areas, King County should promote access to and  
2236 availability of human services and affordable housing for low-income  
2237 residents and communities.  
2238

2239 U-507 King County should ensure that its involvement in human services is  
2240 sensitive to the cultural, economic, and social diversity of King County.  
2241 Toward that end, King County should promote culturally competent and

2242 culturally relevant service delivery; uphold federal, state, and local laws  
2243 against discrimination; work to remove obstacles that impair residents'  
2244 ability to access human services and affordable housing; and provide  
2245 opportunities for diverse representation of people and interests on King  
2246 County's boards, commissions, advisory committees, and planning  
2247 processes.

2248  
2249 U-508 King County should support efforts to break the cycle of poverty, promote  
2250 personal responsibility and reduce the overall need for human services.  
2251 This includes organizing and empowering residents and communities to be  
2252 involved in the decision-making that affects their lives. Services supported  
2253 by King County should do so in a manner that helps foster self-  
2254 determination and self-sufficiency to the greatest extent possible.

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## 2. Ensuring and Enhancing Human Services Resources

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U-509 King County should work in the federal, state, and local government arenas,  
and with the private sector, to garner additional human services and  
affordable housing resources for King County residents to help further the  
community goals. This work may include legislative advocacy, pursuit of  
grant funds, regulatory changes, and related actions.

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### C. Assessing Use of Resources and Achievement of Goals

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King County should ensure that human services funding and other activities are directed in an effective and appropriate manner. The policies below and the *King County Framework Policies for Human Services* outline an assessment and evaluation process to help ensure the County is responsive to ongoing changes in achieving community goals. The assessment and evaluation process focuses on the discretionary spending on human services and the necessary coordination with mandated human services as appropriate.

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U-510 King County should conduct an ongoing assessment and evaluation cycle to  
help ensure its activities and use of resources for human services are  
responsive to changing needs in the five Community Goal areas and other  
King County human services priorities.

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U-511 King County should periodically, but no fewer than every three years,  
produce a King County Human Services Recommendation Report that  
describes strategies that King County will pursue during the period covered  
by the Report.

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U-512 King County should encourage and facilitate broad community  
participation—including consumers and providers of services—in  
developing the King County Human Services Report, and in the provision  
and evaluation of human services.

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U-513 King County should actively coordinate with other local, regional, state,  
federal, and private human services efforts in order to ensure that its human  
service activities, including the use of resources, complement the programs  
and activities of others. Wherever feasible, King County should participate  
in joint assessments with other funders to analyze human service trends and  
needs.

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U-514

Together with its community partners, King County should help to establish and monitor key indicators of overall social and health conditions in King County. The information shall be used to help determine progress towards meeting the five community goals identified in U-505.

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## **VI. Community Action Strategies**

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2307 A number of factors affect how the public views the desirability of any neighborhood. These factors  
2308 include, but are not limited to, the:

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- availability of housing with reasonable prices and quality,

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- close proximity or reasonable access to jobs and shopping,

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- quality and accessibility of schools and parks,

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- neighborhood crime rate,

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- proximity to land uses that create impacts such as high levels of noise or objectionable odors, and

2314

- cost, availability, quality and conditions of the public infrastructure (i.e. water, sewer, roads and

2315

transit).

2316

2317 Perceived and actual deficiencies with one or more of these factors can detract from the desirability of  
2318 any neighborhood. This lack of desirability often reduces the willingness to make either housing or  
2319 business investments in these neighborhoods, thereby further perpetuating the less than desirable status.

2320

2321 This unwillingness to make investments in certain neighborhoods poses a significant barrier to infill and  
2322 redevelopment, annexation by cities or achievement of growth targets adopted by King County.

2322

2323

2324 King County needs to address these factors to the maximum possible extent to reduce the number of  
2325 barriers that work against meeting stated goals. Some of these factors (e.g. schools and noise levels  
2326 from freeways or airport flight paths) cannot be directly addressed by King County. Other factors, such as  
2327 jobs and shopping, parks or neighborhood crime rates, can be and are addressed through the  
2328 implementation of the economic development policies of this plan or through adjustments and reallocation  
2329 of parks and police resources.

2330

2331 The remaining factors are public water, sewer and transportation services. These services are necessary  
2332 to allow new residential and commercial development. Planning for these services are required to be  
2333 addressed by the Growth Management Act. King County does not provide water service. In regards to  
2334 sewer service, it provides only treatment facilities and major trunk lines to transport sewage to treatment  
2335 facilities. Of these three GMA-mandated services, King County's primary responsibility is to provide  
2336 transportation (transit and roads) services. Thus, the policies of this section will be focused upon  
2337 transportation infrastructure needs.

2337

2338

2339 The Growth Management Act requires King County to carefully plan for transportation service needs  
2340 before new growth is allowed. The Countywide Planning Policies call for local jurisdictions to direct  
2341 growth first to Urban Centers and areas with existing transportation infrastructure capacity, second to  
2342 areas which are urbanized and where transportation infrastructure improvements can be extended cost-  
2343 effectively, and last to areas requiring major investments of funds to extend transportation infrastructure  
2344 improvements.

2344

2345 Because funding for all necessary transportation needs at the same time is not possible with the sources  
2346 currently available to King County, the link between land use and public spending for transportation  
2347 services is critical. Thus, a growth phasing mechanism is necessary to maintain that link.  
2348

2349 In the past, the Urban Reserve (UR) zone was used as the primary implementation tool for growth  
2350 phasing. However, it was determined that the application of the UR zone often created an unnecessary  
2351 obstacle to growth even when adequate levels of the required water and sewer services were readily  
2352 available. More recently, King County's growth phasing was implemented through the Service and  
2353 Finance Strategy, which focused King County's transportation service funding towards specific urban  
2354 areas in accordance with the adequacy of water and sewer services.  
2355

2356 A further refinement of the Service and Finance Strategy has culminated in a new initiative called  
2357 Community Action Strategies. The Community Action Strategies utilizes a set of criteria that will allow  
2358 King County to better target funding for transportation capital projects in a manner that addresses each  
2359 subareas most pressing needs and provides the greatest overall benefit for each public dollar spent.  
2360

2361 The Community Action Strategies Priority Map, the subarea capital plans and the policies in the King  
2362 County Comprehensive Plan will guide King County in its identification, prioritization, and funding of  
2363 transportation capital projects.  
2364

2365 **U-601 The Community Action Strategies Subarea Priority Map shall be used to**  
2366 **guide King County in its identification, prioritization, and funding of**  
2367 **transportation capital projects. The Map is intended to be long term and**  
2368 **should be reviewed during the Comprehensive Plan's major update cycle.**  
2369  
2370

## 2371 **A. Defining the Unique Needs of Each Urban Subarea**

2372

2373 There are eight major subareas of urban unincorporated in King County. Each of these subareas is  
2374 unique in terms of their character, the diversity of issues that their residents care most about, and the type  
2375 of solutions necessary to address specific needs. The subarea transportation needs generally fall into  
2376 three categories.  
2377

### 2378 **1. "Existing capacity, operational and safety deficiency" Needs**

2379 All of the eight subareas have existing capacity, operational and safety deficiencies at one level or  
2380 another. At one extreme, the older West Hill and North Highline subareas have pedestrian safety as  
2381 their most pressing need. On the other extreme, some faster growing newer subareas, such as East  
2382 Sammamish and North Soos Creek, have a greater need for capacity improvements to address level-of-  
2383 service deficiencies stemming from existing residents and projects in the pipeline.  
2384

### 2385 **2. "Urban Retrofit" Needs**

2386 The "older" West Hill and North Highline subareas consist of many long-established urban neighborhoods  
2387 located in close proximity to the city of Seattle. Many of the neighborhoods in these subareas were built  
2388 prior to World War II and almost all were built before 1970.

2389 As long-established neighborhoods, the potential for additional growth is limited. Therefore, funding for  
2390 additional capacity-increasing transportation improvements provides, at best, a marginal benefit in  
2391 regards to meeting growth targets.  
2392

2393 The roads systems for many parts of the West Hill and North Highline subareas are considered deficient  
2394 by current urban road design standards due to the lack of sidewalks and the prevalence of open ditch  
2395 drainage systems. These deficiencies have been cited as reasons for the reluctance to fund infill and  
2396 redevelopment proposals in these areas. The deficiencies also discourage adjacent cities from annexing  
2397 these subareas. Therefore, there is a greater overall benefit to be derived from funding of urban retrofit  
2398 improvements that would bring these roads systems to current standards.

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**3. "New Capacity" Needs**

The remaining six "newer" subareas of North Soos Creek, Juanita/Kingsgate, East Renton, East Federal Way, East Sammamish, and Lea Hill are urban areas in which the majority of the neighborhoods were built after 1970. While some of the neighborhoods have deficiencies like those found in the West Hill and North Highline subareas (having been built prior to the requirement for urban road design standards in 1980), the greater majority of neighborhoods are constructed with infrastructure improvements that are consistent with current road and health standards.

The most pressing need for the newer subareas is related to roadway capacity and achieving levels of service (concurrency). Because the newer subareas have a significant amount of undeveloped (or substantially underutilized) lands, they have substantial potential for additional growth. There has been great interest in locating within many of the newer subareas, as indicated by the rate of growth.

However, the level of funding for capacity-increasing transportation improvements in the newer subareas has not been commensurate with the higher growth rates. Achieving and maintaining concurrency is a challenge that must be addressed in order to meet growth targets in the newer subareas. Therefore, capacity-increasing transportation improvements will yield greater benefit in terms of future growth and are given higher consideration in the newer subareas versus the older subareas.

**U-602**                      **King County shall evaluate subarea needs in accordance with the type of infrastructure deficiencies that most need to be addressed and that act as barriers to infill, redevelopment or annexation, or to achieving growth targets. Upon identifying the unique needs of each subarea, King County shall implement appropriate programs or capital projects to address such deficiencies.**

**B. Establishing the Priority Ranking of Subareas**

**1. "Existing capacity, operational and safety deficiencies" priorities**

The continued funding existing for transportation projects that alleviate existing deficiencies is a high priority for all eight subareas.

**2. "Urban retrofit" priorities**

The subareas are ranked as "high", "medium", or "low" priority for urban retrofit improvements based on the overall percentage of the road system within the subarea that does not meet current urban road design standards, and on the cost of improvements versus the existing residential density.

**3. "New capacity" priorities**

The subareas are ranked as "high", "medium", or "low" priority for new capacity improvements using the following criteria:

- future growth potential,
- water and sewer availability,
- transit availability,
- affordable housing,
- job availability,
- existing traffic congestion, and
- the ratio of the cost of unfunded projects needed to provide additional capacity for new development versus existing and future residential development potential.

**U-603**                      **The major urban unincorporated subareas in King County shall be shown on the Community Action Strategies Subarea Priority Map and shall reflect priority rankings as either high, medium or low.**

- 2453 **U-604** Projects addressing existing capacity, operational and safety deficiencies shall be a high priority in all subareas.
- 2454
- 2455
- 2456 **U-605** Urban retrofit projects priority rankings will be based on amount of the road system within subarea that need upgrades to current urban road design standards.
- 2457
- 2458
- 2459
- 2460 **U-606** New capacity projects priority rankings will be based on future growth potential, water and sewer availability, transit availability, affordable housing, jobs availability, existing traffic congestion, and the ratio of the cost of unfunded transportation capacity projects to future residential units.
- 2461
- 2462
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- 2465

### 2466 C. Priorities for Transportation Funding

2467 King County transportation improvements essentially fall into three areas:

- 2468 • Urban retrofit improvements is the reconstruction of existing street systems to current urban road design standards (curb, gutter and sidewalk, enclosed drainage, and adequate surface water detention facilities) without adding more than a modest amount of additional capacity (i.e. the addition of more than one travel lane).
- 2469 • Operational and safety improvements (i.e. signals, turn lanes, lighting, crosswalks) that improve the intersection efficiency or reduce accident rates amongst motorists and pedestrians.
- 2470 • Capacity improvements designed to raise the level-of-service for segment of roadway (construction of new roads or widening of existing roads by two or more lanes).

#### 2471 1. Existing capacity, operational and safety deficiencies

2472 King County's intends to follow through on current commitments to fund transportation projects that alleviate existing deficiencies on roadways which are not operating efficiently, safely or at adequate levels of service, regardless of subarea location or ranking.

2473 **U-607 ((U-404))** King County ((s first priority)) shall ((be)) continue to invest in existing and pipeline transportation projects need((s and existing health, human and public safety needs throughout King County))ed to correct existing level of service, operational and safety deficiencies throughout all the eight subareas.

#### 2480 2. Urban retrofit improvements

2481 The greatest need for retrofit improvements is in the North Highline and West Hill subareas. Other subareas either do not have significant segments of substandard road improvement or do not have residential densities to allow cost effective re-construction.

2482 **U-608** In the Urban Retrofit-High Priority subareas, retrofit improvement projects shall be a higher priority than projects for new capacity.

2483 **U-609** In the Urban Retrofit-Medium Priority subareas, retrofit improvement projects shall be limited to the construction of short segments that interconnect existing, discontinuous roadways that are constructed to urban standards.

2484 **U-610** In the Urban Retrofit-Low Priority subareas, retrofit improvements shall only occur in conjunction with major reconstruction projects.

- 2505 **3. New capacity-related transportation improvements**  
 2506 After meeting its current commitments, King County's next funding priority is for new capacity-related  
 2507 transportation capital facility improvements needed to maintain concurrency for future growth. Such  
 2508 improvements typically entail or require the construction of additional roadways or traffic lanes.  
 2509  
 2510 **U-611 The amount of money available to fund new capacity projects will be**  
 2511 **determined only after the allocation of funds to projects that correct existing**  
 2512 **level of service or operational and safety deficiencies.**  
 2513  
 2514 **U-612 Local match funding of a new capacity project successfully competing for**  
 2515 **grant funds shall be considered a high priority regardless of which**  
 2516 **subarea(s) the project is located.**  
 2517  
 2518 **U-613 New Capacity- High Priority subareas shall be the first considered for**  
 2519 **funding of new capacity projects.**  
 2520  
 2521 **U-614 New Capacity- Medium Priority subareas shall have funding for new capacity**  
 2522 **improvements intended to accommodate additional growth only after new**  
 2523 **capacity projects in High Priority subareas are funded.**  
 2524  
 2525 **U-615 New Capacity- Low Priority subareas shall not have funding for new capacity**  
 2526 **improvements intended to accommodate additional growth, until such time**  
 2527 **as all other capacity needs have been funded.**  
 2528  
 2529

2530 **D. Identifying and Prioritizing Projects**

2531 Community Action Strategies will be the process by which capital facilities plans will be developed and  
 2532 regularly updated for the eight urban unincorporated subareas. It will be a process involving affected  
 2533 residents, community groups, Unincorporated Area Councils, public service providers, and local  
 2534 businesses and will include a prioritized list of needed capital improvement projects for the subarea.  
 2535

2536 The Community Action Strategies process will initially focus on transportation capital improvements.  
 2537 However, the process may eventually evolve into a needs assessment tool helping communities  
 2538 determine priorities for other capital projects, such as sewer service extensions, parks and recreation.  
 2539

2540 **U-616 The Community Action Strategies process will be used to develop and**  
 2541 **update capital facilities plans that identify and prioritize new transportation**  
 2542 **capital improvement projects for each of the eight major urban**  
 2543 **unincorporated subareas of King County.**  
 2544

2545 **U-617 King County efforts to identify and prioritize new capital projects shall**  
 2546 **initially focus on the New Capacity- High Priority subareas**  
 2547

2548 **U-618 Neighborhood groups, local business organizations, Unincorporated Area**  
 2549 **Councils, local jurisdictions, and other public service providers will be**  
 2550 **invited to actively participate in developing and updating the Community**  
 2551 **Action Strategy for their area.**  
 2552

2553 **U-619 While identification and prioritization for new transportation capital projects**  
 2554 **will be the initial focus of the Community Action Strategies process, the**  
 2555 **process may eventually be expanded to identify and prioritize other types of**  
 2556 **capital projects related to growth.**  
 2557

- 2558  
 2559 ~~((U-401~~ Within the Urban Growth Area, King County will establish priority areas  
 2560 targeted for public facility and service improvements, especially for  
 2561 transportation. These priority areas should be located where public facility  
 2562 and service improvements would most effectively advance the regional  
 2563 vision, King County growth, economic development, energy efficiency or  
 2564 affordable housing objectives. Priority areas will shift over time as  
 2565 improvements are installed and adopted service level standards are  
 2566 attained.))
- 2567  
 2568 ~~((U-402~~ If service deficiencies, such as city, county and state roads, public water  
 2569 supply and wastewater treatment, are identified through subarea planning,  
 2570 King County and the affected service providers shall adopt Capital  
 2571 Improvement Programs to remedy identified deficiencies in a timely fashion  
 2572 or King County shall reassess the land use according to Policy F-213.))
- 2573  
 2574 ~~((U-403~~ Within the Full Service Areas, King County should prioritize public spending  
 2575 on transportation capital facilities for new growth based on the  
 2576 transportation priority ranking system which seeks to balance the overall  
 2577 transportation system and individual improvement needs.))
- 2578  
 2579  
 2580 ~~((U-405~~ Within the Full Service Areas with Transit Priority, King County shall invest in  
 2581 transit and road improvements that support transit. These areas have the  
 2582 following characteristics:  
 2583 a. Water supply is available to serve development uses and densities  
 2584 consistent with this plan;  
 2585 b. Public sewers are available now or within six years to serve  
 2586 development uses and densities consistent with this plan;  
 2587 c. Urban zoning is in place consistent with this plan, and  
 2588 d. Public spending for health, human services and public safety is a  
 2589 priority.))
- 2590  
 2591 ~~((U-406~~ Within Full Service Areas without transit priority, King County shall invest in  
 2592 road needs for new growth. These areas have the following characteristics:  
 2593 a. Water supply is available to serve development uses and densities  
 2594 consistent with this plan;  
 2595 b. Public sewers are available now or within six years to serve  
 2596 development uses and densities consistent with this plan;  
 2597 c. Urban zoning is in place consistent with this plan, and  
 2598 d. Public spending for health, human services and public safety is a  
 2599 priority.))
- 2600  
 2601 ~~((U-407~~ Within Service Planning Areas, water supply or public sewers may be  
 2602 deficient, locally or areawide, to serve development uses and densities  
 2603 consistent with this plan. King County will invest only in road improvement  
 2604 needs for existing and pipeline development.))
- 2605  
 2606 ~~((U-408~~ King County shall begin a subarea planning process with cities, service  
 2607 providers and citizens to ensure sewer, water and transportation  
 2608 improvements are coordinated and that high aquifer recharge issues are  
 2609 addressed, with the objective of enabling development to occur according to  
 2610 urban zoning, consistent with this plan.))
- 2611  
 2612 ~~((U-409~~ In addition to providing guidance to King County and other service providers  
 2613 developing land use and capital improvement plans, a Service Planning Area

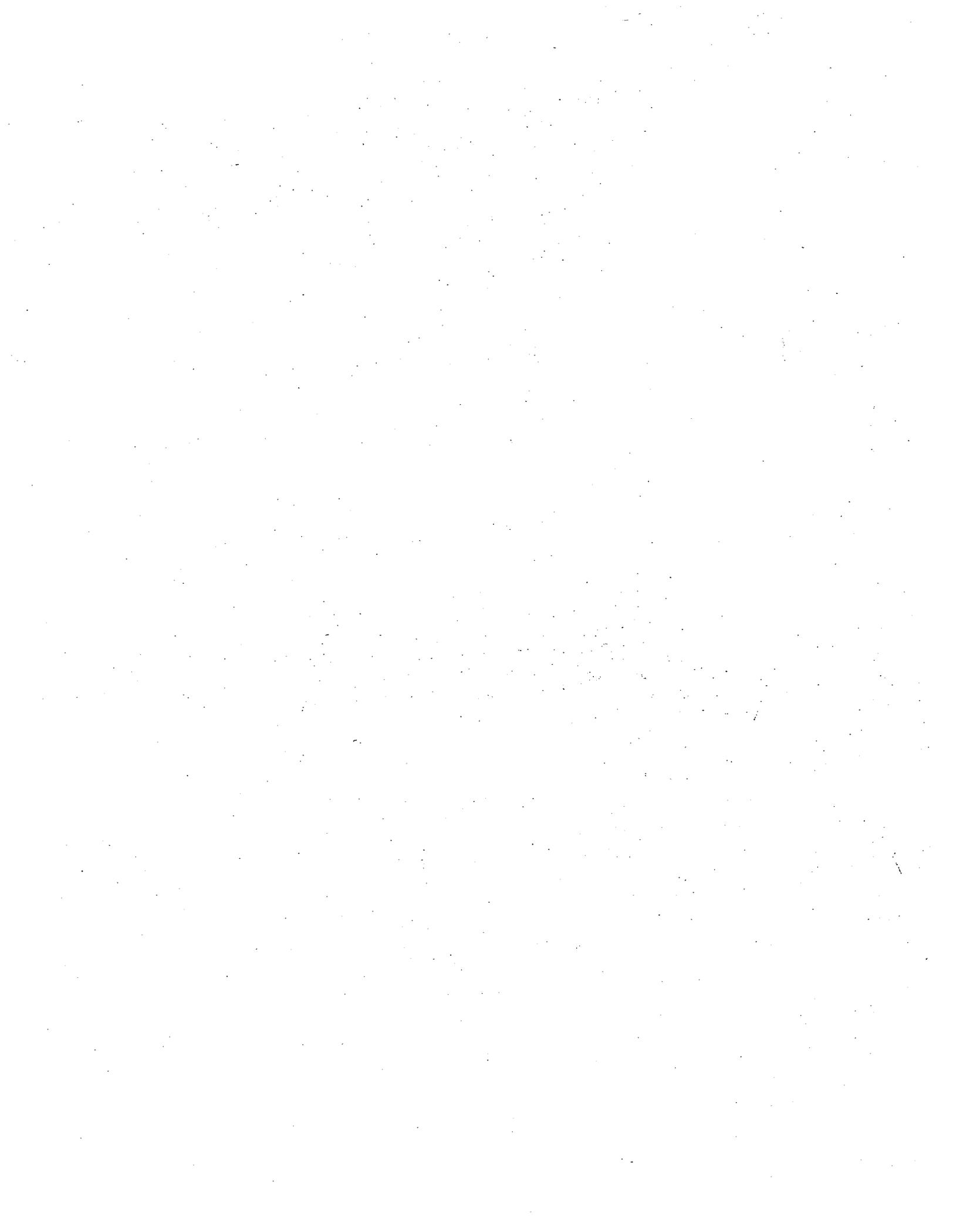
2614 designation shall inform property owners and prospective developers that  
 2615 although a property may be zoned at urban densities, individual development  
 2616 applications such as subdivisions or building permits may be denied, or may  
 2617 not be accepted for vesting purposes by King County, due to local or area-  
 2618 wide deficiencies in sewers, water or roads.))  
 2619  
 2620 ~~((U-410) Whenever property owners or developers commit to fund their proportionate~~  
 2621 ~~share for improvements which remedy service deficiencies in sewers, water~~  
 2622 ~~and roads through developer contributions or through public-private~~  
 2623 ~~partnerships, then developments can proceed according to urban zoning and~~  
 2624 ~~applicable development regulations provided that water and sewer are~~  
 2625 ~~available (except as provided for interim on-site systems consistent with~~  
 2626 ~~Policies F-310 and F-318), and road improvements to meet the level of~~  
 2627 ~~service standards are in a capital improvement program and can be~~  
 2628 ~~completed within six years of development, as required by the Growth~~  
 2629 ~~Management Act.))~~  
 2630  
 2631 ~~((U-411) Individual property owners may develop within the Service Planning Areas~~  
 2632 ~~when transportation concurrency certificates and water and sewer avail-~~  
 2633 ~~ability certificates are accepted by King County. Water and sewer certificates~~  
 2634 ~~of availability and transportation certificates of concurrency must satisfy the~~  
 2635 ~~requirements defined in this Plan.))~~  
 2636  
 2637 ~~((U-412) Within Service Planning Areas, King County shall give the highest priority for~~  
 2638 ~~subarea planning to that portion of unincorporated Federal Way~~  
 2639 ~~(Unincorporated Southwest King County) which is currently unsewered.))~~  
 2640  
 2641 ~~((U-413) King County shall develop incentives to attract development to the Full~~  
 2642 ~~Service Area through a variety of regulatory and financial strategies that may~~  
 2643 ~~include:~~  
 2644 ~~a. Priority permit review for such projects that promote affordability and~~  
 2645 ~~special needs;~~  
 2646 ~~b. Transfer of density credits;~~  
 2647 ~~c. Reform staff review procedures;~~  
 2648 ~~d. Streamline permit process through areawide State Environmental~~  
 2649 ~~Policy Act (SEPA) review;~~  
 2650 ~~e. Road system reclassification;~~  
 2651 ~~f. Variances from sideyards and setbacks for greater land coverage;~~  
 2652 ~~g. Property valuation based on current use;~~  
 2653 ~~h. Reduced mitigation fees;~~  
 2654 ~~i. Reduced impact fees;~~  
 2655 ~~j. Tax abatement, and~~  
 2656 ~~k. Tax increment financing.))~~  
 2657  
 2658 ~~((U-414) King County should support adoption of regional finance strategies to~~  
 2659 ~~support growth in cities and in the Full Service Area.))~~  
 2660  
 2661 ~~((U-415) Through subarea planning that includes cities, service providers and~~  
 2662 ~~citizens, Service Planning Areas may be redesignated Full Service Areas~~  
 2663 ~~when sewer, transportation and water six-year Capital Improvement~~  
 2664 ~~Programs are coordinated and urban zoning is consistent with this Plan. If a~~  
 2665 ~~service deficiency occurs within the designated Full Service Areas it may be~~  
 2666 ~~redesignated a Service Planning Area. These redesignations are to be~~  
 2667 ~~processed as amendments to the King County Comprehensive Plan.))~~  
 2668

2669 ~~((U-416~~ ~~King County will make areawide redesignations from Service Planning Areas~~  
2670 ~~(yellow) to Full Service Areas (green) based on the following requirements:~~  
2671 ~~a. Critical capacity projects and projects needed to maintain the level of~~  
2672 ~~service standards are fully funded over the 20-year life of the Plan;~~  
2673 ~~(changes [adds to green] will affect the funds for other projects in Full~~  
2674 ~~Service Areas [green]. Council will need to weigh these decisions~~  
2675 ~~and decide to raise new revenues or re-evaluate project priorities).~~  
2676 ~~b. Water supply is available under existing water rights to serve devel-~~  
2677 ~~opment consistent with this Plan. This will have been determined by~~  
2678 ~~King County's approval of comprehensive water system plans.~~  
2679 ~~c. Public sewers are available within six years to serve development~~  
2680 ~~consistent with this Plan. This will have been determined by King~~  
2681 ~~County's approval of comprehensive sewer system plans.~~  
2682 ~~d. All water and sewer availability certificate conditions must be met.~~  
2683 ~~e. Where applicable, a signed developer extension agreement must be~~  
2684 ~~secured.~~

~~This redesignation requires a King County Comprehensive Plan amendment  
which shall occur during the annual review of the King County  
Comprehensive Plan.))~~

2690 ~~((U-417~~ ~~Subject to the Capital Facility Plan element of Chapter Eight, zoning density~~  
2691 ~~may be increased within Service Planning Areas to make areawide facilities~~  
2692 ~~and service financially feasible and enable conversion to Full Service Areas.~~  
2693 ~~Within the UGA, upzoning is preferable to interim low-density zoning and~~  
2694 ~~should be pursued as a means to resolve service deficiencies.))~~  
2695

2696 ~~((U-418~~ ~~Within Service Planning Areas, when areawide deficiencies cannot be~~  
2697 ~~resolved pursuant to the Capital Facility Plan element of Chapter Eight, an~~  
2698 ~~interim low-density zone of one home per five acres may be applied.~~  
2699 ~~Development which occurs during the application of the interim zone should~~  
2700 ~~be clustered to retain larger tracts for future, higher-density development,~~  
2701 ~~and sited, designed, and built to facilitate eventual conversion to full urban~~  
2702 ~~services.))~~  
2703



## Chapter Three

# Rural Legacy & Natural Resource Lands

## Growth Management Act's Goals, Elements, and Requirements

Part I of this chapter satisfies the Growth Management Act's mandatory Rural Element by designating rural lands in order to limit development in rural areas and prevent sprawl, by permitting land uses that are compatible with the rural character established in the King County Countywide Planning Policies, and by providing for a variety of rural densities. Further, it satisfies the mandatory Land Use Element by indicating the population densities that are appropriate for the Rural Area, and Goal 13 of the GMA by identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. It also maintains and enhances natural resource-based industries and designated natural resource lands as required by the Act.

Part II of this chapter satisfies the Growth Management Act's Goal 8 to maintain and enhance natural resource-based industries; Requirement 36.70A.170 to designate natural resource lands; Requirement 36.70A.080 optional conservation element by conserving natural resource lands.

The landscape of King County's rural and resource areas is characterized by extensive forests, small-scale farms, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a wide variety of homes found in rural cities, small historic towns, and scattered on lots in a broad range of sizes. Large-scale, commercial forestry and mining have been the traditional land uses in the eastern half of King County where soils are thin and rocky, while farming continues in the prime soils found in the river valleys. Many rural residential communities are focused on scenic resources such as lakes, rivers and territorial views, or to lifestyle activities such as the keeping of horses.

The glacial soils and terrain in the rural and resource areas also create significant environmentally sensitive areas, such as steep, erodible slopes, wetlands and ground water recharge areas. Maintenance of tree cover, natural vegetation and wetlands are critical to prevention of erosion, flooding, property and habitat damage, the continued functioning of the ecosystem and preservation of rural character.

Conserving King County's rural and natural resource lands is integral to providing diversity in lifestyle choices, continuing farming and forestry economies, protecting environmental quality and wildlife habitat, and maintaining a link to King County's resource-based heritage.

## KING COUNTY'S RURAL COMMUNITIES

King County's Rural Area, including communities such as the Hobart Plateau, Vashon Island, Snoqualmie Valley and Enumclaw Plateau, contains predominantly low density residential development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. These rural uses and activities occur adjacent to and interact with the County's rich agriculture and forestry resources. The location of the Rural Area between the Urban Growth Area and most Resource Lands helps to protect commercial agriculture and timber from incompatible uses.

Designation and conservation of a Rural Area maintains rural community character as a valued part of King County's diversity. It also provides choices in living environments, maintains a link to King County's heritage,

47 allows small-scale farming and forestry to continue and helps protect environmental quality and sensitive  
48 resources, such as ground water recharge areas. Rural areas also act to enhance urban areas and focus  
49 urban levels of development where they can be best served.

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51 King County is required to have a Rural Element in its Comprehensive Plan by the Washington State  
52 Growth Management Act (GMA). A clear indication of which lands in King County will remain rural also will  
53 foster better use of limited funds for facilities and services by allowing the County to establish distinctly rural  
54 facility and service standards and to focus most public resources on growth and services in the Urban  
55 Growth Area.

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## 57 KING COUNTY'S RESOURCE LANDS

58 The growing, harvest, extraction, processing and use of products from Natural Resource Lands play an  
59 important role in King County's economy by providing jobs and products for local use and export. Natural  
60 Resource Lands also provide links to King County's cultural heritage, scenic views and environmental  
61 benefits such as enhanced air and water quality. In large measure, King County's quality of life is  
62 dependent upon the thoughtful planning and sound management of these Natural Resource Lands to  
63 ensure their long-term conservation and productive use.

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65 For many years, King County's Natural Resource Lands were poorly conserved and managed. For  
66 example, only about one-third of the farmland existing in 1945 remains today. Lack of understanding of  
67 natural resource value, inconsistent coordination between agencies, poor operational practices, demand  
68 for more housing, lack of an adequate means to compensate natural resource owners for the many non-  
69 monetary values their lands provide and many other reasons have diminished our available natural  
70 resource lands.

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72 Efforts to maintain King County's Natural Resource Lands and the industries they support began in  
73 earnest in the late 1970's. The land base and industries are further conserved by encouraging  
74 development to occur as envisioned by the Washington State Growth Management Act (GMA), which  
75 requires new development to be focused primarily in the Urban Growth Area. Under this plan, Natural  
76 Resource Lands, including Designated Production Districts and sites of long-term commercial  
77 significance, will have minimal new residential and commercial development. New development that  
78 does occur will be designed to be compatible with active resource-based uses.

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80 This section contains King County's strategy for conservation of these valuable Natural Resource Lands  
81 and for encouraging their productive and sustainable management. The strategy consists of policies to  
82 guide planning, incentives, education and regulation. Forest, farm and mineral lands are not King  
83 County's only natural resources. Many other resource-based industries, such as the fisheries industry,  
84 are influenced by King County's land use and planning policies. Policies for the protection and  
85 enhancement of air, water, vegetation, fisheries, wildlife and other natural resources can be found in this  
86 chapter and in Chapter 4, Environment.

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# I. Rural Legacy

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## A. Maintaining Rural Lifestyle

### 1. Rural Area Designation Criteria and Rural Character

*The criteria set forth in this section were used to draw the boundaries of the Rural Area designated by this Plan.*

R-101 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. Therefore, King County's land use regulations and development standards shall ~~((should))~~ protect and enhance the following components of the Rural Area:

- a. The natural ~~((E))~~environment~~((al-quality))~~, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and non-commercial farming, forestry, fisheries, mining and cottage industries;
- c. Historic resources, historical character and continuity including archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally-owned small businesses;
- e. Economically and fiscally healthy rural cities and unincorporated towns and neighborhoods with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space; and
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services.

R-102 The Rural Area designations shown on the King County Comprehensive Plan Land Use Map ~~((should include areas that are currently rural and))~~ include areas that are rural in character and meet one or more of the following criteria:

- a. Opportunities exist for significant commercial or non-commercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource Lands);

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- b. ~~((A Rural Area designation))~~ The area will help buffer nearby Natural Resource Lands from conflicting urban uses;
- c. The area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas;
- d. There are major physical barriers to providing urban services at reasonable cost, or ~~((a Rural Area designation))~~ such areas will help foster more logical boundaries for urban public services and infrastructure;
- e. The area is not needed for the foreseeable future that is, well beyond the 20-year forecast period to provide capacity for population or employment growth;
- f. The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or
- g. Significant environmental constraints make the area generally unsuitable for intensive urban development.

The Rural Area is comprised of all lands in King County outside of the designated Urban Growth Area (UGA), and not including the designated Forest and Agricultural Production Districts. The Rural Area is generally located east of the UGA, with the exception of the Rural Cities and their UGAs, and also includes the entirety of Vashon-Maury Islands. Within the Rural Area, three land use categories are applied: Rural, allowing low-density residential development, forestry, farming, and a range of traditional rural uses; Rural Town, recognizing historical settlement patterns and allowing commercial uses to serve rural residents; and Rural Neighborhood, allowing small-scale convenience services for nearby rural residents.

While the GMA, the Countywide Planning Policies and King County's policies and regulations call for protecting the rural area by limiting housing densities, there are many other features besides density that characterize the Rural Area. Some of the most important features include: integration of housing with traditional rural uses such as forestry, farming and keeping of livestock; protection of streams, wetlands and wildlife habitat; preservation of open vistas, wooded areas and scenic roadways; and reliance on minimal public services. King County is committed to maintaining these features as well, and the policies in this chapter call for continuing and expanding upon these efforts.

R-103

**King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130 (3) and Countywide Planning Policy FW-1.**

## **2. Rural Resources**

The Rural Area contains working farms and forests which contribute to healthy resource-based industries. For example, Rural Area forest lands provide an important part of rural character, add to the diversity and self-sufficiency of local economies and contribute to open space, wildlife habitat and environmental quality. However, Rural Area land in farm and forest use has significantly diminished since 1985, mostly through the conversion of these lands to residential uses. Pressures to convert from resource use include opportunities for significant profits based on alternative uses, and the encroachment of residential and other development that conflicts with the resource use.

Although most of King County's best farming and timber lands are within designated Resource Production Districts, there is a significant land base for agriculture and forestry in the Rural Area. King County has studied this land base and has identified Rural Forest areas where forestry will be enhanced and protected. Special efforts to conserve the forest land base in particular are necessary. Farming uses are adequately protected by rural zoning, but could be additionally supported by incentive programs and possibly the Transfer of Development Credits program.

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R-104 ((R-401))

Farming and forestry are vital to the preservation of rural areas and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming and forestry in the Rural Area should be consistent with these guiding principles:

- a. Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry;
- b. Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and
- c. County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, ((without discouraging)) while encouraging forestry and farming.

R-105 (R-209 part)

Uses related to and appropriate for the rural area include those relating to farming, forestry, mineral extraction, and fisheries ((or kindergarten through)) such as the raising of livestock, growing of crops, sale of agricultural products produced on-site; small-scale cottage industries; and recreational uses that rely on a rural location are also appropriate. ((Only those twelfth grade public schools and facilities, may be permitted on lands in the Rural Area designated for a residential density of one home per 10 acres or lower.))

~~((R-209~~

~~Accessory and non-residential uses appropriate for the Rural Area include raising livestock, sale of agricultural products produced on-site, small-scale cottage industries and recreational uses that rely on a rural location and setting. Only those uses that require a rural location or those uses related directly to farming, forestry, fisheries, mining, or kindergarten through twelfth grade public schools and facilities, may be permitted on lands in the Rural Area designated for a residential density of one home per 10 acres or lower. Golf facilities shall be permitted as a conditional use, in the RA-2.5, RA-5 and RA-10 zones when located outside of Rural Farm and Forest Districts, Regionally Significant Resource Areas and Locally Significant Resource Areas. In the RA-10 zone, golf facilities should be limited only to those uses needed for course maintenance and those that meet the specific convenience needs of course users. Furthermore, the residential density that is otherwise permitted by the RA-10 zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued. In the RA-10 zone, the county shall limit golf facilities to no more than six permit applications and prepare a report by December 31, 2002 which analyzes whether the facilities in the RA-10 zone planned and permitted in the preceding five years are consistent with policies of this chapter. The Council shall analyze the results of this study and, prior to March 30, 2003, either reenact zoning code provisions permitting this use in the RA-10 zone, or such provision shall expire. Churches shall be permitted as a conditional use, subject to restrictions on sewer expansion, in the RA-2.5, RA-5 and RA-10 zones and shall not be permitted in lower density Rural Area zones.))~~

R-106

King County recognizes and supports cottage industries that provide services to rural residents and are part of traditional rural economic activities and lifestyles found in King County's Rural Area. The county shall review its regulations and programs to preserve this component of the County's Rural

**Area. The Executive shall provide this analysis of the regulations and programs for review by the King County Council by December 31, 2001.**

In 1995, King County worked with citizens and property owners to identify rural lands that were currently being farmed, and rural lands that remained in a relatively forested state or were appropriate for small-scale forestry uses. The lands were designated as Rural Farm Districts and Rural Forest Districts, respectively. The King County Comprehensive Plan called for using regulations and incentives to maintain land in the Districts in large parcels, and to maintain and encourage continued farming and forestry activities. The 1996 Farm and Forest Report recommended a series of actions to protect the rural farm and forest land base as well as the practices of farming and forestry, including the provision of technical assistance to aid property owners in land management, outreach to owners of properties vulnerable to development, creating opportunities for property owners to sell their development rights, and seeking funding for public acquisition of rural resource lands. The report also recommended the continuance of the King County Agricultural Commission, and the appointment of a Rural Forest Commission to review the impact of proposed regulations on rural forestry and recommend incentive programs.

**C. Forestry in the Rural Area**

Since 1996, King County has been actively implementing the recommendations of the Rural Farm and Forest Report through the Rural Forestry Program. Throughout the Rural Area, King County encourages small-scale forestry and land stewardship through a variety of land owner incentive and community-based programs that:

- a. Promote forest stewardship through educational and technical assistance, such as the U.S. Department of Agriculture Forest Incentive Program, the Department of Natural Resources and the King County Cooperative Extension Forest Stewardship Programs;
- b. Provide technical assistance and information to landowner groups and community associations seeking to implement land/water stewardship, habitat restoration and management plans;
- c. Create opportunities and incentives for voluntary, cooperative management of woodlots and open space currently in separate ownerships;
- d. Offer technical assistance and information to landowners who are interested in managing their forest for non-timber specialty forest products; and
- e. Explore opportunities for providing relief from special levies and assessments.

**R-107 ((R-108  
RL-207))**

**The preservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner incentive programs, technical assistance, permit assistance, regulatory actions and community based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities.**

~~((In 1995, King County identified in partnership with citizens and property owners, appropriate districts within the Rural Area where farming and forestry are to be encouraged and expanded through incentives and additional zoning protection. Initial district designations will be refined during 1996, with possible revisions after property owners have been notified. Any revised district will be proposed in the 1997 Comprehensive Plan Amendment transmittal. A process for zoning of the districts based on the incentives programs will also be developed. Areas to be considered should include lands meeting the criteria set forth in the Countywide Planning Policies. The incentive programs shall be available to property owners as early as 1997 and no later than 1998. All incentive programs created by the county and related to zoning will be available to benefit landowners in the districts based on the zoning of their properties as of the effective date of this Plan. Regulatory and incentive programs shall achieve~~

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very low densities in the Rural Farm or Forest Districts (one home per 20 acres for forest areas, one home per 10 acres for farming areas). Institutional uses of public facilities should not be permitted except as provided by Countywide Planning Policy LU-9. The county shall develop and implement a monitoring program in 1997 to evaluate the success of the incentives programs and shall issue an annual report which shall include recommendations for any program or regulatory changes.))

((Throughout the Rural Area, King County should evaluate additional ways to encourage small-scale forestry outside the Forest Production District and land/water forest stewardship through landowner incentive programs, and community-based education. These should include:

- a. Promoting forest stewardship through educational and technical assistance, such as the U.S. Department of Agriculture Forest Incentive Program, the Department of Natural Resources and the King County Cooperative Extension Forest Stewardship Programs;
- b. Providing technical assistance and information to landowner groups and community associations seeking to implement land/water stewardship, habitat restoration and management plans;
- c. Creating opportunities and incentives for voluntary, cooperative management of woodlots and open space currently in separate ownerships;
- d. Offering technical assistance and information to landowners who are interested in managing their forest for non-timber specialty forest products; and
- e. Exploring opportunities for providing relief from special levies and assessments.))

The Rural Forest Program will continue to evaluate additional ways to conserve rural resource lands and encourage forestry. In addition, King County has identified properties for acquisition, and has worked in partnership with other jurisdictions and citizen groups to match high priority sites with funding sources for permanent conservation. As of 2000, King County has purchased two significant forest properties, the 1700 acre Taylor Mountain Forest and the 320 acre Ring Hill Forest. The 313 acre Mitchell Hill Forest has been permanently preserved through the transfer of development credits from Mitchell Hill to the urban area. Numerous other rural forest sites have been qualified as transfer of development sending sites.

The Rural Forest Commission was appointed in 1998, and continues to work diligently to develop new funding and incentive ideas for forest conservation. The Commission recommended the Rural Forest Districts be refined to provide a focus to those areas where the greatest opportunities exist for retention of large, contiguous blocks of forest, and that these areas be called "Rural Forest Focus Areas." The Rural Forest Focus Areas replace the Rural Forest Districts.

While economic incentive programs and technical assistance are available to all property owners in the Rural Area interested in pursuing small-scale forestry, special efforts to maintain forest cover and the practice of sustainable forestry are warranted where there are opportunities to sustain large, contiguous blocks of rural forest. The Agricultural and Forest Lands map identifies such areas as Rural Forest Focus Areas, and notes the locations and boundaries of each Focus Area.

**R-108 Rural Forest Focus Areas are identified geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. King County shall target funding, when available, new economic incentive programs, regulatory actions and additional technical assistance to the identified Rural Forest Focus Areas. Strategies specific to each Rural Forest Focus Area shall be developed, employing the**

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combination of incentive and technical assistance programs best suited to each Focus Area.

**R-109** The Rural Forest Focus Areas should be maintained in parcels of 20 acres or more in order to retain large, contiguous blocks of rural forest. Regulations or incentives should seek to achieve a maximum density of one home per 20 acres.

## **E. Farming in the Rural Area**

The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming within the designated Agricultural Production District where the prime agricultural soils are found, and recognized that there are also areas outside the APD where meaningful agricultural practices continue. The Report identified areas where lands were in dairy or crop production and enrolled in the current use taxation program, determined that the low-density zoning in place in these areas was sufficient to protect the land base, and recommended that landowner incentive programs be focussed there as well. These areas are identified on the Agricultural and Forest Lands map.

**R-110 ((RL-310))** The County should develop specific incentives to encourage agricultural activities in the remaining prime farmlands located outside the Agricultural Production District ((but within the Urban Growth Area)). These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with Best Management Practices, assistance with agricultural waste management or similar programs.

## **F. Equestrian Communities**

King County recognizes the contributions of equestrian livestock husbandry, training, competition and recreation activities to the overall rural quality of life in King County. As growth occurs, open land to sustain livestock and existing or potential trail segments may be lost to uncoordinated land development and road improvements. Also, ESA requirements may limit livestock management choices and the location of new equestrian facilities on land constrained by large riparian corridors.

The Equestrian Community designation in the Non-Motorized Transportation Plan is based on the presence of some or all these factors in portions of King County's Rural Areas:

- a. Proximity to a regional-level trail, designated by the State of Washington, King County or a city, that is accessible to horses;
- b. Tracts of land on which horseback riding is formally sanctioned or to which equestrian access traditionally has been granted;
- c. Concentrations of residential lots or acreages on which horses are kept;
- d. Commercial or noncommercial stables, riding schools and arenas;
- e. Supporting industries including but not limited to tack shops, feed stores or veterinarians; and
- f. Riding or homeowner associations that promote equestrian activities.

While equestrian uses are permitted throughout the Rural Area, the "Equestrian Communities" map identifies those areas where continued equestrian uses are particularly supported and provides a way for rural communities and the county to coordinate various actions to help equestrian activities remain sustainable in King County.

[Equestrian community map dated May 8, 2000 to be inserted in this chapter.]

**R-111 ((R-104A))** King County ((shall)) should support ((the continuation of)) the identified Equestrian Communities in the Rural Area by providing facilities on King

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County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel, ((and)) by maintaining equestrian links, ((such as)) including multiple-use trails, where appropriate, and by adoption of supportive land use regulations for use of these areas for horse-keeping. King County will work with local communities to identify and protect multiple use trails in the identified Equestrian Communities that support horse travel within the Rural Area.

R-112 ((R-104B))

~~((The King County Zoning Code should be amended to add an Equestrian Community special district overlay. The special district overlay should contain land use regulations, such as provisions for equestrian links, which support continued equestrian uses. Implementation of the special district overlay should be through a subarea planning process. The local community may initiate the subarea planning process after agreement on geographic rural area is reached with King County. An advisory committee shall be appointed by King County to oversee the subarea planning process. The advisory committee shall submit recommendations with regards to: 1) the specific provisions to be contained within the Equestrian Community SDO, and 2) the implementation of the overlay by placement on certain Rural zoned properties located within identified equestrian communities. These recommendations shall be submitted to the King County executive for inclusion in the 1999 Comprehensive Plan Amendments. Furthermore, as a means of additional support for equestrian uses, the subarea planning process shall serve to coordinate amendments to the King County Road Design Standards to accommodate equestrian travel within rights-of-way, capital improvement programs for transportation and park facilities, and creation of park and trail management policies.))~~

Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design Standards shall be revised to accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use non-motorized trails to be established in road rights-of-way within identified Equestrian Communities should assure a minimum eight-foot-wide gravel shoulder, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use non-motorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.

R-113

King County's land use regulations should protect equestrian uses throughout the Rural area by supporting preservation of equestrian trail links in identified Equestrian Communities, protection of livestock from intrusions from residential development, and encouraging subdivision layouts that preserve opportunities for keeping of horses. Representatives of the equestrian community shall review and monitor regulatory and programmatic actions by King County, such as rural area development regulations, that have the potential to affect equestrian uses.

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Equestrian trails should be recognized as "linear parks" for purposes of the county's Public Benefit Rating System.

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**R-115**

**County departments negotiating trades or sales of county land shall determine whether any historically established trails exist on the property, and assure that those trails are retained or replaced to assure that key linkages to regional systems are not lost as a condition of the trade or sale.**

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## II. Rural Densities and Development

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### A. Rural Growth Target and Capacity

481 While the GMA requires most new growth to be accommodated in Urban Growth Areas, growth may be  
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The Rural Area is not expected to accommodate large amounts of growth, but allows for low-density residential development and other traditional rural uses. The GMA requires that rural development be contained and controlled to ensure the protection of rural character, assure the visual compatibility of rural development with the surrounding rural area, protect environmentally sensitive areas and habitat and protect against conflicts with natural resource uses such as farming, forestry and mining. To emphasize the need to reduce the rate of growth in the Rural Area, the Countywide Planning Policies established a rural target of 5800 to 8200 new homes over the 20-year period of 1992 to 2012. For modeling purposes, this growth was distributed among community planning areas as shown in the following table. Since that time, growth in many of the planning areas has already exceed the "targets" for the year 2012. Estimated new dwelling units built since 1993 are shown in the table as well.

### Household Projected and Actual Growth by Rural Subarea

Subarea	New Household Growth "Target" Projection 1992-2012	Actual Dwelling Unit Growth 1993-2000
Northshore	200-300	179
Bear Creek	1,400-1,800	1675
East Sammamish	800-1,100	161
Newcastle	300-500	269
Snoqualmie & East King County	900-1,400	1337
Tahoma/Raven Heights & Soos Creek	1,650-2,200	1404
Enumclaw	250-350	455
Vashon	300-500	594

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Growth by Water Resource Inventory Area has occurred during the same time period as follows:

Water Resource Inventory Area	DU Permits Issued 1/93-6/00
WRIA 7 (Snoqualmie)	2027
WRIA 8 (Cedar/Sammamish)	2290
WRIA 9 (Duwamish/Green)	1061
WRIA 10 (Puyallup/White)	102
WRIA 15 (Vashon/Maury Island)	594

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When the target was established in 1992, it was recognized that the capacity of the rural area exceeded the target. In fact, the number of existing legal building lots exceeded the target. In addition, the target did not fully account for the many subdivision applications that had been vested in the late 1980's. In 1992, 1200 new building permits were issued in the rural area, and in 1993, the number dropped to 1000 new building permits. Many of these building permits were issued for the lots created by the vested subdivisions. Since adoption of the 1994 King County Comprehensive Plan, annual building permit activity in the rural area has further dropped to an average of approximately 850 new building permits per year. Application of new zoning measures and other regulatory tools have also helped to reduce subdivision activity, but if the current rate of 850 new homes per year continues, the Rural Area could be built out to its full capacity within 15 to 20 years of the date of this Plan.

As of 1999, the current estimate of buildable, vacant lots in the rural area is approximately 10,000. Zoning regulations allow for creation of additional lots at densities of one home per 5 acres to one home per 20 acres. Additional reductions in zoned densities or increased standards are potential measures to reduce creation of additional lots in the rural area. In addition, new subdivisions in the Rural Area are subject to concurrency review for road adequacy. Due to the rate of build-out in the Rural Area, and limitations on the County's ability to finance road improvements for the Urban Area, proposed Rural Area subdivisions are beginning to fail transportation concurrency tests. This indicates that rural growth is continuing at a rate that cannot be supported by intended public infrastructure investment. The Growth Management Act requires that a jurisdiction re-assess it's land use provisions when concurrency cannot be achieved.

While the application of lower density zoning or more restrictive standards could reduce the creation of new lots, there are limited opportunities to address development of existing legal lots. One measure that would slow the growth rate on existing lots would be the establishment of an annual limit on the number of building permits to be issued in the rural area. This alternative would be more palatable if it were linked to a transfer of development rights program or a development rights purchase program.

**R-201 ((R-105))**

**A low growth rate is desirable for the Rural Area, including Rural Towns, to prevent sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character and protect the environment. ((Therefore,)) Since the initial 1994 adoption of the Comprehensive Plan pursuant to the Growth Management Act, new household growth in the Rural Area ((20-year growth target range of 5,800 to 8200 net new households and 1,300 to 2,700 net new jobs shall be used to assess possible impacts of growth on public services and the environment. The target ranges provides a basis for King County to provide public facilities and services at rural levels in these areas.)) has rapidly approached the 20 year growth target range of 5,800 to 8200 net new households. King County must focus its resources on the urban area. All possible tools may be used to limit growth in the rural area. Appropriate tools include land use designations, development regulations, level-of-service standards and incentives.**

**((R-106**

**King County shall develop a rural phasing program by December 31, 1996 that meters the rate of growth to ensure development in the Rural Area is consistent with the growth target, supports the land use pattern of the Comprehensive Plan, and preserves the character of the Rural Area. The scope of this program shall include the consideration of other elements affecting growth in the Rural Area including development regulations in Titles 14, 19 and 21A; water issues and fire flow; sensitive area density credits; road standards and variances; and accessory dwelling units.))**

558 B. Residential Densities

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The low-density residential living choices available in the Rural Area provide an important part of the variety of housing options for King County residents. The residential land use policies in this section, together with their implementing regulations, strike a balance between making rural housing available to those who desire a rural way of life and keeping densities and the number of housing units low enough so they can be supported by a rural level of public facilities and services, be compatible with nearby commercial and non-commercial farming and forestry and prevent or significantly reduce adverse impacts of development on the natural environment. These policies and implementing regulations could allow 14,000 to 24,000 more housing units at ultimate buildout in addition to the roughly 58,000 residences existing in the designated Rural Area in 2000. The Transfer of Development Credits Program will help reduce development capacity in the Rural Area, and King County should continue to seek other programs that provide incentives for property owners to limit development of their land.

- R-202 ((R-201)) Residential development in the Rural Area should occur as follows:**
  - a. **In Rural Towns at a variety of densities and housing types, ((and)) compatible with ((maintaining)) maintenance of historic resources and community character; and**
  - b. **Outside Rural Towns at low densities compatible with traditional rural character and uses, farming, forestry, mining and rural service levels.**

The use of land and the density of development (measured as the number of homes or other structures per acre or per square mile of land) are key determinants and contributors to the character of the Rural Area, as described above in Section A. While human settlement of King County's Rural Area has a wide variety of uses and densities, both the historical and desirable range of uses and densities defined here are necessarily narrower and less intense than that found in the Urban Area. Residential development at very low densities (including the land for accessory uses, on-site sewage disposal and local water supply) consumes or will consume most of the land in the Rural Area. Residential density may be the single, most important factor in protecting or destroying rural character that can be influenced by government policies and regulations.

Low overall densities in the Rural Area will be achieved through very large minimum lot sizes or limited clustering at the same average densities when facilities and services permit (for example, soil conditions allow on-site sewage disposal on smaller lots). The Rural Area cannot be a significant source of affordable housing for King County residents, but it will contain diverse housing opportunities through a mix of large lots, clustering, existing smaller lots and higher densities in rural cities and Rural Towns, as services permit.

Future development in the Rural Area will, to a great extent, be controlled by the availability of transportation concurrency. Concurrency certificates are issued only to proposed developments that meet strict level of service standards. In the Rural Area, this standard is an average volume/capacity ratio of 0.69 during the afternoon peak period. Many of the traffic zones in the Rural Area are near or already out of compliance; therefore proposed subdivisions are being denied concurrency certificates. In the Transportation Chapter, policies T-204, 205 and 501 prevent the construction of road projects in the Rural Area for the purpose of increasing road capacity, meaning that these zones will remain out of compliance.

**R-203 ((R-202)) The ((designated)) Rural Area should have low residential densities ((which)) that can be sustained by minimal infrastructure improvements((,)) such as septic systems and rural roads, cause minimal environmental degradation and impacts to significant historic resources, and ((which)) that will not cumulatively create the future necessity or expectation of urban levels of services. Concurrency certificates for proposed new subdivisions in the rural area shall not be issued if trips generated by such subdivisions would exceed rural transportation level-of-service standards.**

613 **R-204** **Rural area residential densities shall be applied in accordance with Policies**  
614 **R-205 – R-209. Individual zone reclassifications are discouraged and should**  
615 **not be allowed in the Rural Area. Property owners seeking individual zone**  
616 **reclassifications should demonstrate compliance with R-205 through R-209.**  
617

618 Although King County designated Resource Lands and zoned extensive portions of its territory as Agricul-  
619 tural Production Districts or Forestry Production, very low residential densities adjacent to Resource Lands  
620 are essential to minimize land use conflicts. In addition, a significant part of the Rural Area land base is still  
621 used for farming or forestry uses. Therefore, suitability of lands for continuing resource uses and proximity  
622 to designated Natural Resource Lands will be important considerations in applying the lower rural densities.  
623

624 **R-205 ((204))** **A residential density of one home per 20 acres or 10 acres shall be achieved**  
625 **through regulatory and incentive programs on lands in the Rural Area that are**  
626 **managed for forestry or farming respectively, and are found to qualify for a**  
627 **Rural ((Farming)) Forest ((District)) Focus Area designation in accordance**  
628 **with Policy R-108.**  
629

630 **R-206 ((R-205))** **A residential density of one home per 10 acres shall be ((used)) applied in the**  
631 **Rural Area where ((the predominant lot size is 10 acres or larger and)):**  
632 **a. ((t))The lands are adjacent to or within one-quarter mile of designated**  
633 **Agricultural Production Districts, the Forest Production District or legally**  
634 **approved long-term mineral resource extraction sites; or**  
635 **b. ((t))The lands contain significant environmentally constrained areas as**  
636 **defined by County ordinance, policy or federal or state law, or regionally**  
637 **significant resource areas or substantial critical habitat as determined by**  
638 **legislatively-approved Basin Plans or Watershed Resource Inventory**  
639 **Area Plans; and**  
640 **c. The predominant lot size is greater than or equal to 10 acres but less**  
641 **than 20 acres in size.**  
642

643  
644 **R-207 ((R-205A))** **For Vashon-Maury Island, a residential density of one home per 10 acres:**  
645 **a. Shall be maintained on ((existing areas as applied through area zoning))**  
646 **areas zoned RA-10 as of 1994 to help protect community character and**  
647 **reduce adverse impacts on the island's infrastructure; and**  
648 **b. Shall ((May)) be applied to areas with a predominant lot size of 10 acres**  
649 **or greater and identified on the Areas Highly Susceptible to**  
650 **Groundwater Contamination Map ((as highly susceptible to ground**  
651 **water contamination or reduced recharge in a ground water**  
652 **management plan with which King County has concurred)).**  
653

654 The Areas Highly Susceptible to Groundwater Contamination map is located in Chapter 4, Environment.  
655

656 **R-208 ((R-206))** **A residential density of one home per 5 acres shall be ((used)) applied in**  
657 **((portions of)) the Rural Area where**  
658 **a. ((t))The land is physically suitable for development ((and can)) with**  
659 **minimal environmentally sensitive features or critical habitat as**  
660 **determined by legislatively adopted watershed based plans;**  
661 **b. Development can be supported by rural services((-and));**  
662 **c. The land does not meet the criteria in this plan for lower ((or lower))**  
663 **density designations; and**  
664 **d. The predominant lot size is less than 10 acres.**  
665

666 Although King County intends to retain low residential densities in the Rural Area, residential development  
667 has occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on  
668 vacant, small lots contribute to the variety of housing choices in the Rural Area. In some cases, however,  
669 rural-level facilities and services (e.g. on-site sewage disposal, individual water supply systems) may not

670 permit development of the smallest vacant lots. The effect of policy R 120 is to recognize that some of the  
671 Rural Area has already been subdivided at a density greater than one lot per five acres (for example, parts  
672 of the shoreline of Vashon Island), but not to allow more than one home per 5 acres on unplatted acreages.  
673 Zoning to implement policies R-113 to R-120 has been applied through subarea and local plans and area  
674 zoning maps.  
675

676 **R-209 ((R-207))** The RA-2.5 zone has generally been applied to rural areas with an existing  
677 pattern of lots below five acres in size that were created prior to the adoption  
678 of the 1994 Comprehensive Plan. These smaller lots may still be developed  
679 individually or combined, provided that applicable standards for sewage  
680 disposal, environmental protection, water supply, roads and rural fire pro-  
681 tection can be met. A subdivision at a density ~~((greater than))~~ of one home  
682 per ~~((five))~~ 2.5 acres shall only be permitted through the transfer of  
683 development credits from property in the designated Rural Forest  
684 ~~((Districts))~~ Focus Areas. The site receiving the density must be approved  
685 as a Transfer of Development Credits receiving site in accordance with  
686 ~~((Policy R-217))~~ the King County Code. Properties on Vashon-Maury Islands  
687 shall not be eligible as receiving sites.  
688

689 Accessory dwelling units provide opportunities for affordable housing, on-site housing for workers and  
690 caretakers, housing for extended family members, and rental income for landowners. However, detached  
691 accessory dwelling units function similarly to separate homes on separate lots, and should be treated as  
692 such. When a subdivision is proposed for a property that already has a house and a detached accessory  
693 dwelling unit, the house and accessory dwelling unit shall count as two units. For example, on an RA-5  
694 zoned 20 acre parcel, which could be subdivided into four lots, the existing primary dwelling and the  
695 accessory unit in a separate building shall count as two of the four units allowed on the site.  
696

697 **R-210** Accessory dwelling units in structures detached from the primary dwelling  
698 shall be counted as a separate dwelling unit for the purpose of lot  
699 calculations under the zoning in place at the time of a proposed subdivision.  
700

701 **R-211 ((R-203))** The King County Residential ((d))Density ((i))Incentive((s)) Program ((should  
702 not be offered)) shall not be available for development in the Rural ((Area))  
703 zones ((except in the Rural Farm or Forest Districts to be designated under  
704 Policy R-108. King County should permit transfers of density from the Rural  
705 Areas and from Rural Farm or Forest Districts to Rural or Urban areas as  
706 provided under Policy R-217)).  
707

## 708 C. Transfer of Development Credits Program

709

710 The Growth Management Act encourages the use of innovative techniques for land use management. King  
711 County has a long tradition of using innovative techniques, including programs promoting transfers of  
712 development credits, to achieve land management goals such as those stated above.  
713

714 To that end, King County promotes the transfer of development rights, or "credits," from land valuable to  
715 the public, especially rural and resource areas, to land better able to accommodate growth. The Transfer  
716 of Development Credits (TDC) Program allows landowners to voluntarily achieve an economic return on  
717 their property while maintaining it in forestry, farming, habitat or parks and open space in perpetuity. It  
718 also increases housing opportunities in the urban area where urban services and infrastructure can  
719 accommodate additional growth.  
720

721 **R-212 (R-217)** As an innovative means to permanently preserve lands with county-wide  
722 public benefit, ((and)) to encourage higher densities in appropriate areas and  
723 reduce residential development capacity in Rural Forest Focus Areas, King  
724 County shall continue efforts to ((permanently institute)) implement an  
725 effective and focused transfer of density program. ((As a first step in the

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creation of such a program, King County shall implement a pilot transfer of density mechanism and shall initiate the first demonstration project before June 30, 1999. Programs, regulations, and inter-local agreements to implement density transfers shall provide for the following elements))

**R-213**

The primary intent of the Transfer of Development Credits Program is to reduce development in the rural area by encouraging the transfer of development credits from rural lands into the Urban Growth Area. Transfers may also be made among rural sites in some cases.

**R-214**

King County supports and shall work actively to facilitate the transfer of development credits to:

- A. Preserve the rural environment, encourage retention of resource-based uses and reduce service demands in the rural area;
- B. Provide permanent protection to significant natural resources; and
- C. Increase the regional open space system.

The key to a successful transfer of development credits program is the availability of and market for "receiving sites" for development credits. In 1997, King County completed a study examining potential receiving areas in the urban area, in rural cities and towns, and also in rural areas where the existing pattern of lots is smaller than five acres in size. The study found there are some unincorporated urban areas that could be suitable to receive development credits, and that most of the more intensely-developed rural areas were not appropriate for additional density due to physical, environmental and infrastructure constraints. The study also concluded that the participation of incorporated cities as receiving areas is essential to the success of a TDC program in King County.

King County Code 21A.36 implements policy R-121C and provides the detailed rules for private property owner to private property owner transfers of development credits. Transfers of development credits are permitted from rural unincorporated areas to urban unincorporated areas. Transfers from urban unincorporated areas to other urban unincorporated land are also permitted to provide an incentive to protect environmentally-sensitive urban land or urban lands valuable to the open space system.

King County has also authorized a pilot program to test additional ways to facilitate transfers of development credits, including the creation of a County-managed TDC bank to buy and then sell credits, developing interlocal agreements with cities willing to accept transfers of development credits, and the allowance for transfers from rural or resource lands to other rural lands. The details of these transfer rules are found in King County Code 21A.55. The two code sections will be consolidated to incorporate the most successful transfer of development credit techniques following evaluation of the pilot program.

**R-215**

To promote transfers of development credits, King County shall facilitate the transfer of credits from private property owners with sending sites to private property owners with receiving sites, buy and sell development credits through the King County Transfer of Development Credits (TDC) Bank, and work with cities to develop interlocal agreements that encourage transfers of development credits into cities and, within adopted appropriations. Public amenity funding to enhance the livability of neighborhoods accepting increased densities should also be part of the program. King County should actively solicit large landowners, within receiving areas, to purchase density credits from within the established bank.

**R-216**

Properties qualified as sending sites shall provide a permanently protected area of sufficient size to provide public benefit. Priority candidates for sending sites are:

- A. Lands contributing to the protection of endangered and threatened species;
- B. Rural Forest Focus Areas;

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- C. Lands that are suitable for inclusion in and provide important links to the regional open space system, including lands with historical or cultural significance and
- D. Agricultural and Forest Production District lands.

R-217

Transfers of development credits may be made to receiving sites as follows:  
Receiving Areas Sites: ((RA 2.5 or RA 5 zoned lands, excluding Vashon and Maury Islands, cities with Urban Centers designated under the countywide planning policies, transit stations, and park and ride lots, other county-owned residential and commercial properties, and/or other urban areas: 1) where new growth will be encouraged, and 2) where facilities and services exist or where public investments in facilities and services will be made. For receiving areas within cities, the location of receiving areas, appropriate densities, and transfer ratios shall be specifically outlined in the interlocal agreement between the city and county; and))  
1. Rural areas zoned RA-5 and RA 2.5 may receive transfers of development credits transfers from the Rural Forest Focus Areas.  
2. Unincorporated urban areas and incorporated cities may receive transfers of development credit. Preferences should be given for locations within designated Urban Centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and county.

R-218((R-217 part))

Development Credit Calculations  
C1. Portions of urban sending sites that are located within ((certain)) stream, wetland or steep slope sensitive areas and their buffers may only transfer ((density)) development credits at a discounted rate((- In addition, the following provisions for lands designated Rural Farm or Forest Districts shall be implemented in accordance with Policy R-108: Regardless of the zoning applied to establish a Rural Farm or Forest District, properties within its boundaries may transfer density credits to Urban Areas or to other Rural Area properties based on the zoning they had as of the effective date of the 1994 King County Comprehensive Plan;))  
2. Development credits transferred from Rural Forest Focus Areas to the urban area shall be calculated on a basis of 1 credit for each 5 acres of site area.  
3. If a portion of a sending site is being retained for development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.

R-219((R-217 part))

DEED RECORDING. Following the transfer of density development credits from a sending site, deed restrictions documenting the transfers shall be recorded and notice placed on the title to the sending site parcel. A conservation easement shall be required and shall be documented by a map indicating the portion of the sending site permanently restricted from future development.

R-220

King County should increase funding to the TDC bank and seek private and other public funding to strengthen the TDC program and

837 facilitate the transfer of development credits from the rural area in order to  
838 preserve the rural environment, encourage retention of rural resource-based  
839 uses and avoid urban/suburban service demands in the Rural Area. A  
840 bond or levy proposal for public funding of a development rights purchase  
841 program would be appropriate and should be pursued. Rights purchased  
842 through such a program could be sold into any appropriate urban location.  
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846 **D. Non-residential Uses**

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848 While low-density residential development, farming and forestry are the primary uses in the Rural area,  
849 some compatible public and private uses are appropriate and contribute to rural character. Compatible  
850 uses might include small, neighborhood churches, feed and grain stores, and home occupations such as  
851 small day care facilities or veterinary services. In addition, it may be necessary to locate some public  
852 facilities in Rural areas, such as utility installations that serve rural homes. Any allowed non-residential  
853 uses should be designed to blend with rural residential development and resource uses.  
854

855 **R-221((R-208))**

855 ~~((Accessory and n))~~ **Non-residential uses in ((predominantly residential**  
856 **portions of)) the Rural ((A)) area ((should)) shall be limited to those that:**

- 857 a. Provide convenient local services for nearby residents; or  
858 b. Require location in a Rural ((A)) area ~~((for example, some utility~~  
859 ~~installations)); or~~  
860 c. Support natural resource-based industries; or  
861 d. Provide adaptive reuse of significant historic resources ~~((-)); or~~  
862 e. **Provide recreational opportunities that are compatible with the**  
863 **surrounding Rural Area.**  
864

865 **These uses ((should)) shall be sited, sized and ((designed)) landscaped to**  
866 **((ensure protection or enhancement of rural character and the components**  
867 **of the Rural Area listed in policy R-101)) complement rural character as**  
868 **defined in policy R-101, prevent impacts to the environment and function**  
869 **with rural services including on-site wastewater disposal.**  
870

871  
872 **R-222((209-part))** **Golf facilities shall be permitted when located outside of Regionally Significant**  
873 **Resource Areas and Locally Significant Resource Areas, as a conditional use,**  
874 **in the RA-2.5 and RA-5 zones.**  
875

876 ~~. . Golf facilities shall be permitted as a conditional use, in the RA-2.5, RA-5 and~~  
877 ~~RA-10 zones when located outside of Rural Farm and Forest Districts,~~  
878 ~~Regionally Significant Resource Areas and Locally Significant Resource~~  
879 ~~Areas. In the RA-10 zone, golf facilities should be limited only to those uses~~  
880 ~~needed for course maintenance and those that meet the specific convenience~~  
881 ~~needs of course users. Furthermore, the residential density that is otherwise~~  
882 ~~permitted by the RA-10 zone shall not be used on other portions of the site~~  
883 ~~through clustering or on other sites through the transfer of density provision.~~  
884 ~~This residential density clustering or transfer limitation shall be reflected in a~~  
885 ~~deed restriction that is recorded at the time applicable permits for the~~  
886 ~~development of the golf course are issued. In the RA-10 zone, the county shall~~  
887 ~~limit golf facilities to no more than six permit applications and prepare a report~~  
888 ~~by December 31, 2002 which analyzes whether the facilities in the RA-10 zone~~  
889 ~~planned and permitted in the preceding five years are consistent with policies~~  
890 ~~of this chapter. The Council shall analyze the results of this study and, prior to~~  
891 ~~March 30, 2003, either reenact zoning code provisions permitting this use in~~  
892 ~~the RA-10 zone, or such provision shall expire. . . .~~  
893

894 The service area of most schools in the Rural Area is large and relatively sparsely populated. Placing  
895 schools in rural cities or Rural Towns allows them to be served with urban-level utilities and fire protection  
896 and to be used efficiently for other community activities.  
897

898 R-223 ((R-211)) ((Churches and high schools-i)) In the Rural Area, elementary  
899 schools may locate where required to serve neighborhoods. New  
900 middle/junior high schools and high schools are encouraged to  
901 locate in rural cities or unincorporated Rural Towns. In reviewing  
902 proposals for ((siting churches and)) middle/junior high and high  
903 schools outside rural cities or Rural Towns, King County should  
904 ((assure)) ensure that any approved project will not stimulate local  
905 demand for urban-level services. ((and that any sewer service  
906 permitted is designed only to serve the approved project. To  
907 ensure safe walking conditions for students, King County should  
908 continue the School Walkway Program.)) In order to support the  
909 availability of public facilities and services for educational  
910 purposes, public schools may exceed non-residential  
911 development standards and may be provided with public sewer  
912 services in accordance with Policy F-242.  
913

914 R-224 King County should encourage the Washington State legislature to change  
915 the school construction funding formula and to increase state funding in  
916 order to assist the County in achieving GMA objectives of reducing rural  
917  sprawl.  
918

919 R-225((R-210)) ((The proliferation of small))Small airfields beyond those already established  
920 in the Rural Area ((as of the effective date of this Plan should)) shall not be  
921 permitted, due to their cumulative impacts on air traffic and nearby uses.  
922

923  
924 R-226 ((R-212)) Library services for the Rural Area should be provided by bookmobiles, or by  
925 libraries in Rural Towns or rural cities.  
926

927

## 928 E. Character/Development Standards

929

930 The aesthetic qualities and character of the Rural Area depend on a combination of factors, including low  
931 densities; a high ratio of undeveloped or undisturbed soil and natural or crop vegetation to development,  
932 such as roads and structures; historic buildings and landscapes; and minimal development standards, public  
933 facilities and services beyond those needed for environmental protection and basic public health and safety.  
934

935 R-227 New subdivisions in the rural area should strive to maintain the size and scale  
936 of traditional development patterns and rural character.  
937

938 R-228 ((R-213)) New subdivisions in the Rural Area should be designed and developed to  
939 maximize preservation of existing forest cover and native vegetation, and to  
940 minimize impervious surfaces within individual lots and in the subdivision as  
941 a whole. King County shall develop additional site design standards for new  
942 subdivisions that further reduce the impacts of new homes in the rural area  
943 on the natural environment, resource uses and other adjacent land uses.  
944 ((Design standards, development practices and private covenants for  
945 subdivisions in the Rural Area should extensive paved surfaces, marked  
946 changes in grade from pre-development site conditions, elaborate entrance  
947 signs, extensive lawns and other landscaping, regulation of house color or  
948 design or other features typical of urban or suburban residential devel-  
949 opment.))

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**R-229** Site design standards for new subdivisions in the Rural Area should include: minimization of paved surfaces; limitations on entrance signage; preservation of natural contours, existing meadows and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.

**R-230 ((R-214))** Rural residential development adjacent to Agricultural and Forest Production Districts ((should)) shall be sited to minimize ((conflict)) interference with activities related to resource uses. Residences next to Forest Production Districts ((should-have)) shall be built with greater setbacks from the Forest Production District boundaries for safety and to reduce nuisance complaints.

**R-231 ((R-215))** To maintain traditional rural development patterns and assure continued opportunities for resource activities in the rural area, large lot development is preferred in the Rural Area. Clustering of lots ((with offsetting permanent open space is desirable in the Rural Area)) is permitted when:

- a. ((It)) The development provides equal or greater protection ((than lot-by-lot development at the same density,)) of the natural environment ((for example, aquifer recharge areas or Regionally or Locally Significant Resource Areas designated in basin plans)), Natural Resource Lands, ((or)) historic resources or archaeological sites;
- b. ((It is)) Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses; ((and))
- c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and
- d. ((c. — It)) The development can be served by rural facility and service levels (such as on-site sewage disposal and rural fire protection).

Low-density development in the Rural Area will have different residential street needs from those in the Urban Growth Area. Densities and travel demand in the Rural Area are very low and road maintenance is a proportionately greater per capita cost than in the Urban Growth Area.

Rural streets and roads outside Rural Towns generally will have no more than two travel lanes, no curbs or sidewalks and feature unpaved shoulders and open drainage ditches. Local access streets for residential subdivisions will constitute a significant proportion of the site disturbance and impervious surface associated with new development in the Rural Area and therefore must take the environment into consideration equally with traffic flow and vehicular access.

**R-232 ((R-216))** Rural development standards ((should be designed)) shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, ground water protection, and ((Best Management Practices for resource based activities)) resource based practices. These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public schools and school facilities, provided that the school project shall comply at a minimum with the requirements ((in)) of the King County Surface Water ((Drainage)) Design Manual ((or revisions thereto)).

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### III. Rural Public Facilities and Service

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The policies below set forth King County's general approach to providing services and setting facility standards for the Rural Area and provide guidance for siting those facilities that require Rural Area locations. See Chapter Six, Transportation, and Chapter Seven, Facilities and Utilities, for more detailed policies on specific facilities and services such as roads, on-site sewage treatment and disposal systems and water supply.

In order to focus growth within the Urban Growth Area, financial resources must be prioritized to develop and maintain sufficient urban infrastructure and services in the UGA to accommodate that growth. Further, the presence of a high level of public infrastructure and services has been demonstrated to create pressure for new growth. For example, the taxpayer-supported road network constructed in eastern King County over the last twenty to thirty years has been the greatest source of growth pressure in the rural and natural resources area. To use financial resources efficiently and reduce growth pressure in the Rural Area, King County will not provide an urban level of infrastructure and services to the Rural Area. Chapter 6, Transportation and Chapter 7, Facilities and Utilities, clarify King County priorities for transportation and other facility improvements in the rural and natural resource areas.

**R-301((R-409))** King County(,) shall work with cities ((adjacent to or surrounded by the Rural Area)) and other agencies providing services to the Rural Area to ((should)) adopt standards for facilities and services in the Rural Area that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development.

**R-302 ((R-410))** Public spending priorities for facilities and services within the Rural Area should be as follows:  
a. First, to maintain existing facilities and services that protect public health and safety; and  
b. Second, to upgrade facilities and services when needed to correct rural service level deficiencies without unnecessarily creating additional capacity for new growth.

**R-303 ((R-414))** Outside the Urban Growth Area, improvements to the transportation system by King County and Washington State to serve the Rural Area shall be limited to improvements needed for safety and environmental quality. ~~((New public roads and capacity increases for existing roads should be built only within the Urban Growth Area and the Urban Growth Areas for rural cities. This policy does not prohibit))~~ Improvements to existing ((major)) interstate or state highways, or King County roads in the Rural Area that provide connections between Urban Areas in the county, and new connections between portions of King County's contiguous Urban Growth Area that must traverse the Rural Area and are identified in an adopted transportation plan or policy, ((from

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~~crossing the Rural Area, but such links should be designed so they will not create pressure to urbanize adjacent lands)) shall be designed to avoid pressure to convert to urban uses.~~

Safety improvements may include such projects as redesign of dangerous intersections or structural improvements to bridges. Increased load-bearing pavement may be needed for routes supporting heavy trucks used to haul logs or mineral resources. Adding lanes or urban-level traffic signals to roads outside the Urban Growth Area, however, would exceed the standards called for by policy R-303.

R-304 ((R-442))

**In the Rural Area, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area (for example, a pipeline from a municipal watershed) should be designed, and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands", rural cities or Rural Towns or new or existing public schools, shall be tightlined and have access restrictions precluding service to the Rural Area.**

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## IV. Rural Cities, Towns and Neighborhoods

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Rural cities and unincorporated Rural Towns within the Rural Area contribute to variety in development patterns and housing choices and provide employment opportunities, retail shopping and other services to nearby residents. These cities and towns also contain a significant portion of King County's historic architecture and are the primary locations for non-residential uses in the Rural Area. Rural King County also contains several small Rural Neighborhoods, which provide limited, local convenience shopping.

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### A. Rural Cities

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King County's rural cities are incorporated areas whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.

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The Growth Management Act stipulates that rural cities and their Urban Growth Areas are to be treated as part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land uses and densities and urban services in those locations. Excessive growth in rural cities and Rural Towns, however, may create pressure for extending urban services (for example, roads) across the Rural Area or Natural Resource Lands, may increase conversion pressure on nearby Natural Resource Lands and adversely affect rural character. Therefore, King County views rural cities as qualitatively different from the Urban Growth Area as a whole, even though they may provide significant opportunities for residential or employment growth.

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King County has worked with the rural cities to establish Urban Growth Areas to accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan Land Use Map.

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**R-401 ((R-304))** **((Rural cities))The rural, incorporated cities and their ((agreed-upon)) Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, ((and)) the surrounding Rural Area and Natural Resource Lands.**

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**R-402** **Within Rural City Urban Growth Areas, the following uses shall be permitted until the area annexes to the city:**  
**a. Residential development at a density of 1 home per 5 acres or less with mandatory clustering; and**  
**b. Non residential development such as commercial and industrial as determined through previous subarea plans.**

1115 B. Rural Towns

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Rural Towns are unincorporated towns governed directly by King County, but may provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs.

The purposes of the Rural Town designation are to recognize existing concentrations of higher density and economic activity in Rural Areas, whether by virtue of historical rural settlements or redesignation of an urban commercial center, provide a physical focus for the historic identity of rural communities; and to allow for modest growth of residential and economic uses within these designations if supported by the community and adequate utilities and other public services are available.

Although higher density development in Rural Towns may require public sewers, applying the full range of urban development standards (e.g. for street improvements or landscaping) may not be necessary, and may not be consistent with the historic character of these communities. Although Rural Towns also may in some circumstances develop at densities similar to those in the Urban Growth Area or in rural cities, they are considered part of the Rural Area for purposes of the GMA, do not provide significant growth capacity, and are not subject to the growth targets adopted for the UGA

**R-403 ((R-302))** **King County hereby designates the Rural Towns of Fall City, Snoqualmie Pass and the Town of Vashon as unincorporated Rural Towns. ((are)) These historical settlements in unincorporated King County ((that)) should provide services and a range of housing choices for Rural Area residents. ((B)) The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. ((Subarea plans may review and recommend minor a)) Adjustments to these boundaries shall only occur through a subarea planning process, and ((, but such adjustments)) shall not allow significant increases in development potential ((for a town, and shall not allow increased development intensities closer to environmentally sensitive areas than existing boundaries would)) or environmental impacts. No new Rural Towns are needed to serve the Rural Area.**

**R-404((R-303))** **Commercial and industrial development ((in the Rural Area may locate in Rural Towns of utilities and other human services permit to)) that provides employment, shopping, and community and human services ((and housing opportunities)) that ((will reinforce)) strengthen the fiscal and economic health of ((these)) rural communities should locate in Rural Towns if utilities and other services permit.**

**R-405 ((R-304))** **Rural Towns may contain higher density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in Rural Cities.**

The policies in this section apply only to the unincorporated Rural Towns. King County encourages rural cities to adopt land use policies and development standards that protect and enhance their historical character.

**R-406 ((R-305))** **Rural Towns serve as activity centers for the Rural Area and may be served by range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:**  
a. Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries and tourism;

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- b. Residential development, including single family housing on small lots as well as multifamily housing and mixed-use developments;
- c. Other commercial and industrial uses, including commercial recreation and light industry; and
- d. Public facilities and services such as community services, churches, schools, and fire stations.

R-407

Sewers may be allowed in rural towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a rural town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural towns shall not be enlarged to facilitate provision of sewers.

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Rural and urban residents alike value the historic character of King County's Rural Towns. New development can enhance the character and valuable features of Rural Towns through careful design and location.

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R-408 ((R-306))

Rural Towns should be compact, promoting pedestrian and non-motorized travel ((as well as)) while permitting automobile access to most commercial and industrial uses ((although these uses are often mixed throughout the towns)). New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.

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### C. Rural Neighborhoods

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Rural Neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural development. Examples of Rural Neighborhoods include the store at Stillwater on the Carnation-Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston.

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R-409 ((R-307))

The Rural Neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide ((C)) convenience shopping and services for ((Rural Area residents)) the surrounding community. ((should be provided by existing Rural Neighborhoods and Businesses, the boundaries of which may only be expanded to: (1) accomplish infill by recognizing land which is at least 75% bordered by an existing (as of December 31, 1994) Rural Neighborhood, or (2) recognize existing (as of December 31, 1995) adjacent commercial uses. The Executive shall evaluate all Rural Neighborhoods based on these criteria and forward any recommended adjustments to Rural Neighborhood boundaries to the Council by June 1, 1996.)) No new Rural Neighborhoods are needed to serve the Rural Area, and expansion of the boundaries of the existing Rural Neighborhoods shall not be permitted.

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((R-308

Currently designated Rural Neighborhoods are: (Bear Creek) Cottage Lake, Redmond-Fall City Road/236th NE; (East King County) Clearwater, Timberlane Village; (Enumclaw) Cumberland; (Newcastle) East Renton Plateau; (Snoqualmie) Preston, Stillwater; (Tahoma/Raven Heights) Hobart, Ravensdale,

1226 North Cedar Grove Road; (Vashon) Burton, Dockton, Tahlequah, Portage,  
1227 Heights Dock, Jack Corner, Valley Center, Vashon Heights, Maury Island  
1228 Service Center. Boundaries of Rural Neighborhoods shall only be changed  
1229 pursuant to the criteria in Policy R-307 or, to facilitate relocation of existing  
1230 structures to sites out of the 100-year floodplain or away from other severely  
1231 hazardous or environmentally sensitive conditions.))

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1233 The designated Rural Neighborhoods shown on the Land Use map are:

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1235 **Bear Creek:** Cottage Lake and Redmond-Fall City Road/236th NE  
1236 **East King County:** Greenwater, Baring and Timberlane Village  
1237 **Enumclaw:** Cumberland, Krain's Corner and Newaukum  
1238 **Newcastle:** Coalfield and East Renton Plateau  
1239 **Snoqualmie:** Preston and Stillwater  
1240 **Tahoma/Raven Heights:** Maple Valley, Hobart, Ravensdale and North Cedar Grove Road  
1241 **Vashon:** Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, Vashon  
1242 Center, Vashon Service Center, Vashon Heights and Maury Island Service  
1243 Center  
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1245 The policies in this section are based on a recognition of the limited size of most Rural Neighborhoods,  
1246 the limited utilities and other services available to them, and a desire to preserve their existing character  
1247 and relationship to the surrounding Rural community.

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1249 **R-410 ((R-310))** Rural Neighborhoods should accommodate only small-scale retail,  
1250 **community and human services** and personal service uses that provide  
1251 **convenience shopping and services to nearby Rural Area residents.** If land  
1252 **suitable for residential development is included within the boundaries of a**  
1253 **Rural Neighborhoods,** it should be zoned for rural residential development  
1254 **consistent with the residential development policies of this plan.**  
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1256 **R-411 ((R-311))** King County should adopt commercial development standards for Rural  
1257 **Neighborhoods that facilitate economic reuse of existing structures,**  
1258 **minimize increases in impervious surfaces and encourage retention of**  
1259 **historic character and scale.** ((For example, u)) **Urban-level parking,**  
1260 **landscaping and street improvement standards are not appropriate for Rural**  
1261 **Neighborhoods.**  
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1263 **D. Non-Resource Industrial Uses and Development Standards in the Rural**  
1264 **Area**  
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1266 There are two, existing industrial areas in the Rural Area containing multiple industrial uses on several  
1267 sites. One is located within the southwest portion of the Town of Vashon, and the second is a designated  
1268 industrial area adjacent to the Rural Neighborhood of Preston. The Preston Industrial Area recognizes an  
1269 existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but  
1270 expansion of this industrial area beyond the identified boundaries is not permitted (see policy C-941).  
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1272 **R-412** **New industrial uses in the Rural Area shall be permitted only in Rural Towns**  
1273 **and in the designated industrial area adjacent to the Rural Neighborhood of**  
1274 **Preston.**  
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1276 In order to preserve rural character and protect sensitive natural features, new rural industrial development  
1277 needs to be of a scale and nature that is distinct from urban industrial development. The scale and intensity  
1278 and many of the uses allowed in urban industrial development are not appropriate for rural industrial areas.  
1279 The following policy applies to all new industrial development in the Rural Area.  
1280

- 1281 **R-413 ((R-346))** Development regulations for non-vested industrial development in the Rural  
 1282 Area(s)) shall require the following:  
 1283 a. Greater setbacks, and reduced building height, floor/lot ratios, and  
 1284 maximum impervious surface percentage standards in comparison  
 1285 to standards for urban industrial development.  
 1286 b. Maximum protection of sensitive natural features, especially  
 1287 salmonid habitat and water quality.  
 1288 c. Building and landscape design that respects the aesthetic qualities  
 1289 and character of the Rural Area, and provides substantial buffering  
 1290 from the adjoining uses and scenic vistas.  
 1291 d. Building colors and materials that are muted, signs that are not  
 1292 internally illuminated, and site and building lighting that is held to the  
 1293 minimum necessary for safety.  
 1294 e. Heavier industrial uses, non-vested industrial uses producing  
 1295 substantial waste by-products or wastewater discharge, or non-  
 1296 vested paper, chemical and allied products manufacturing uses in  
 1297 the urban industrial zone shall be prohibited.  
 1298 f. Industrial uses requiring substantial investments in infrastructure  
 1299 such as water, sewers or transportation facilities shall be scaled to  
 1300 avoid the need for public funding of the infrastructure.  
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1302 The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to  
 1303 ensure that new development (not previously constructed or vested) in the industrial area meets rural  
 1304 character standards. Site design, landscaping, design and construction of internal and access roads and  
 1305 building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage  
 1306 future industrial expansion beyond the industrial boundary.  
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1308 There are also existing, isolated industrial sites in the Rural Area which are recognized, but are not  
 1309 appropriate for new industrial uses. Further expansion of these isolated industrial uses is not  
 1310 encouraged, and therefore they are not zoned Industrial.  
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1312 **R-414 ((R-342))** Existing industrial uses ~~((on))~~ in the Rural Area ~~((sites, either isolated or near~~  
 1313 ~~existing))~~ outside of Rural Towns or the designated industrial area adjacent  
 1314 to the Rural Neighborhood((s)) of Preston ~~((, should be recognized with~~  
 1315 ~~appropriate regulatory protection for legal nonconforming uses in the Zoning~~  
 1316 ~~Code. Rural residential zoning should be applied to these sites unless they~~  
 1317 ~~are of such a size, shape and location that they are appropriate for inclusion~~  
 1318 ~~in an existing Rural Town or Rural Neighborhoods consistent with Policies R-~~  
 1319 ~~302 and R-308))~~ shall be zoned rural residential but may continue if they  
 1320 qualify as legal, nonconforming uses.  
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 1323 ~~((R-313~~ Existing isolated industrial sites in the Rural Area shall be recognized with  
 1324 ~~appropriate regulatory protection for legal nonconforming uses in the Zoning~~  
 1325 ~~Code.~~  
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1327 **R-315** Two sites within the Rural Neighborhood of Preston that were designated in  
 1328 the Snoqualmie Valley Community Plan and Area Zoning for future  
 1329 consideration for community business uses, based on existing site uses or  
 1330 proximity to industrially used sites shall be given potential community  
 1331 business zoning based on designations agreed upon in the Preston Village  
 1332 Community Plan submitted to the King County Council in November, 1993  
 1333 and subject to appropriate environmental review. Any application for  
 1334 potential zoning actualization, however, 1) shall be extensively conditioned to  
 1335 maintain the rural character and scale of the adjacent Rural Neighborhood  
 1336 and to protect sensitive features of the environment; and 2) shall be limited

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to uses that are dependent upon location in the Rural Area, unless governed by a basic use agreement with the Preston community consistent with that of Recording No. 9708190805, and are compatible with the functional and visual character of rural uses in the immediate area. Such sites may be denied actualization of community business zoning where such sites are found to be too sensitive or too near a sensitive area to permit adequate mitigation even where mitigating conditions are proposed.

R-402 — King County should use incentives to encourage farming and forestry in the Rural Area, including, but not limited to, tax incentives, expedited permit review and/or permit exemptions for resource activities complying with "Best Management Practices," reduced or eliminated processing fees for subdivisions for the purpose of recombining substandard lots and "right to farm" and "right to forestry" provisions that would apply to all new development.

R-403 — King County should study effects of rural development on water and fisheries resources and develop regulatory, incentive and educational responses to research findings on those effects to protect and enhance the resources.))

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## V. Resource Lands

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### ENSURING CONSERVATION AND PRODUCTIVE USE OF NATURAL RESOURCE LANDS

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King County's Natural Resource Lands are those with long-term commercial significance for farming, forestry, and minerals. Products from Natural Resource Lands play an important role in our economy by providing jobs and raw materials such as food, wood, and gravel, and by providing links to our cultural heritage. Responsible stewardship of resource lands produces multiple environmental benefits, such as:

- Stream and salmon protection;
- Clean air and water;
- Wildlife habitat;
- Flood prevention; and
- Groundwater recharge.

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Historically, Natural Resource Lands have been poorly protected. For example, only about one-third of the farmland existing in 1945 remains today. The natural resource land base has diminished for many reasons, among them:

- Demand for more land for industrial, commercial, and residential structures;
- Lack of understanding of natural resource value;
- Inconsistent coordination between agencies;
- Poor operational practices in some cases; and
- Lack of an adequate means to compensate natural resource owners for the many non-monetary values their lands provide.

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Due to this history, King County has taken major steps to conserve and manage agricultural soils and activities, forestry and mining opportunities. Natural Resource Lands and the industries they support are conserved by encouraging development to occur primarily in the Urban Growth Area as envisioned by the GMA, which requires new development to be focused primarily in the Urban Growth Area. Under this plan, Natural Resource Lands, including designated Agricultural Production Districts, the Forest Production Districts and sites of long-term commercial significance for resource uses, will have minimal new residential and commercial development. New development that does occur will be designed to be compatible with active resource-based uses.

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This chapter contains King County's strategy for conservation of these valuable Natural Resource Lands and for encouraging their productive and sustainable management. The strategy consists of policies to guide planning, incentives, education, regulation and purchase of development rights.

Forest, farm and mineral lands are not King County's only natural resources. Many other resource-based industries, such as the fisheries industry, are influenced by King County's land use and planning policies.

1401 Policies for the protection and enhancement of air, water, vegetation, fisheries, wildlife and other natural  
1402 resources can be found in Chapter Four, Environment.  
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1404 The Rural Forest Commission was established in 1997 to represent the diversity of forest interests in King  
1405 County. The Commission reviews the development and implementation of strategies, programs, policies  
1406 and regulations that benefit forestry and advises the county on ways to preserve rural forests and  
1407 promote rural forestry.  
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1409 **R-501((RL-207a))** ~~((King County should establish a))~~ **The Rural Forest Commission**  
1410 ~~((representing the diversity of forestry interests in the county, including~~  
1411 ~~timber companies, smaller commercial foresters, noncommercial forest~~  
1412 ~~landowners, environmental groups, forestry consultants, tribes, state and~~  
1413 ~~federal forestry agencies, and Rural Area residents, to))~~ **shall advise the King**  
1414 **County Executive and Council on the development of innovative programs,**  
1415 **policies and regulations that benefit forestry and that encourage the**  
1416 **retention of the forest land base in King County. King County shall continue**  
1417 **to support the Rural Forest Commission with staff and other resources.**  
1418  
1419 In 1994, the Agriculture Commission was established as a forum for farmers to take an active role in land  
1420 use decisions, policies and regulations affecting commercial agriculture. The Commission solicits input  
1421 from agricultural agency technical advisors and others with land use and technical expertise, as well as  
1422 other affected groups such as the Dairy Federation, Native American Tribes, and project proponents.  
1423  
1424 **R-502 ((RL-304))** ~~King County should establish an Agricultural Commission composed of~~  
1425 ~~commercial farmers representing the diversity in agriculture to))~~ **The**  
1426 **Agricultural Commission shall advise the King County Executive and**  
1427 **Council ((on the development of innovative programs, policies and**  
1428 **regulations that benefit commercial agriculture)) on agricultural issues and**  
1429 **agricultural land use. King County shall continue to support the Agricultural**  
1430 **Commission with staff and other resources.**  
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1433 **A. Resource Conservation Strategy**  
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1435 In 1985, the King County Comprehensive Plan designated five Agricultural Production Districts and the  
1436 Forest Production Districts. Subsequent planning efforts established minimum lot sizes and uses for  
1437 these districts and their surrounding areas. These land use regulations are consistent with the  
1438 requirements of the GMA to designate productive lands and to plan for adjacent and nearby land uses  
1439 compatible with long-term commercial farming and forestry. Provisions for extraction of mineral resources  
1440 are also included, consistent with the requirement of GMA.  
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1442 GMA requires designation of agricultural and forest lands of long-term commercial significance.  
1443 Agricultural lands of long-term commercial significance are designated as Agricultural Production Districts  
1444 and forest lands of long-term commercial significance are designated as the Forest Production District as  
1445 shown on the Agricultural and Forest Lands Map.  
1446  
1447 The GMA also requires designation of mineral resource lands that have long-term significance for the  
1448 extraction of minerals. Such lands are shown as Designated Mineral Resource Sites on the Mineral  
1449 Resources Map in this chapter. The role of the Forest Production District in the conservation of mineral  
1450 resources is also explained below.  
1451  
1452 **R-503 ((RL-404))** **King County ((should)) shall promote and support forestry, agriculture,**  
1453 **mining and other resource-based industries as a part of a diverse, regional**  
1454 **and sustainable economy.**  
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- 1456 **R-504** Well managed forestry and agriculture practices are encouraged because of  
1457 their multiple benefits, including natural resource protection.  
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- 1459 **R-505 ((RL-102))** ((King County shall conserve f))Farm lands, forest lands and mineral  
1460 resources shall be conserved for productive use through the use of  
1461 Designated Agriculture and Forest Production Districts and Designated  
1462 Mineral Resource Sites where the principal and preferred land uses will be  
1463 commercial resource management activities, and by the designation of  
1464 appropriate compatible uses on adjacent rural and urban lands.  
1465
- 1466 **R-506 ((RL-103))** Land uses, utilities and transportation facilities adjacent to Designated  
1467 Agriculture and Forest Production Districts and Designated Mineral  
1468 Resource Sites, ((should)) shall be sited and designed to ensure  
1469 compatibility with resource management.  
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- 1471 **R-507 ((RL-104))** King County should ((continue to encourage)) facilitate the siting of  
1472 industries, infrastructure and services that serve and are served by  
1473 resource-based industries in close proximity to designated Agriculture and  
1474 Forest Production Districts and Designated Mineral Resource Sites when  
1475 adverse impacts and incompatibilities can effectively be mitigated.  
1476
- 1477 Conflicts with surrounding land uses and environmental problems can arise even with the best of precau-  
1478 tions. Resource-based industries need reasonable certainty that operations can continue if activities are  
1479 performed in an environmentally sound manner.  
1480
- 1481 ~~((RL-105~~ ~~By December 31, 1996, King County should expand on existing code~~  
1482 ~~provisions to develop a "Rights and Responsibilities of Resource-Based~~  
1483 ~~Industries" ordinance in order to protect from nuisance complaints those~~  
1484 ~~resource-based industries that are in compliance with federal, state and local~~  
1485 ~~law.))~~  
1486
- 1487 **R-508** King County should encourage Washington State to amend its Real Estate  
1488 Disclosure Forms to require disclosure that a property is within the designated  
1489 Forest Production District or an Agricultural Production District where  
1490 resource-based industries that are in compliance with the Growth  
1491 Management Act and other federal, state and local laws are encouraged.  
1492
- 1493 Forest lands and farms provide valuable materials and employment as well as other important functions  
1494 and values, such as community character, open space and wildlife habitat. These benefits are not  
1495 without associated costs. Owners of Natural Resource Lands make substantial investments in managing  
1496 their land. Taxes, fees, labor costs, costs associated with vandalism and market uncertainties can  
1497 adversely affect the profitability of resource-based industries.  
1498
- 1499 Two tax incentive programs exist to encourage continued farm and forest management both within and  
1500 outside the Forest Production District and Agriculture Production Districts: the Washington State Timber  
1501 and Forest Lands Program (RCW 84.33), and the Open Space Tax Program (RCW 84.34).  
1502
- 1503
- 1504 **R-509 ((RL-106))** King County should expand access to preferential tax programs ((, including  
1505 publicizing and marketing current use taxation programs to eligible  
1506 landowners,)) to encourage landowners to continue practicing farming and  
1507 forestry and to help ensure retention of the resource land base. Preferential  
1508 tax programs for resource uses should be publicized and marketed.  
1509 Preferential tax programs applied to resource lands are indicative that the  
1510 investment expectations of the owners are for the lands to be productive as

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resource lands. The effectiveness of these programs should be monitored and the programs modified as needed.

**R-510 ((RL-107))** King County shall employ a variety of innovative programs and incentives, tailored to the specific needs of each resource-based industry, to help maintain and enhance resource-based industries.

Examples of such techniques could include implementation of a Transfer of Development Credits program, technical assistance and education for sustainable land management, expanded education for urban and suburban residents, expanded purchases of land or development rights, the purchase of scenic easements and other less-than-fee-ownership interests which conserve resource uses, establishment of buffers and setbacks for adjacent properties and relief from special levies and local improvement district fees.

When urban development occurs near Natural Resource Lands, conflicts can result. Examples of such conflicts are greater risk of forest fires, vandalism to logging, farm and mining equipment, destruction of young trees and increased mixing of heavy truck and residential traffic, which present safety problems. For these reasons, resource management in or near developed areas often is more costly.

**R-511 ((RL-108))** King County should develop and employ effective means to inform affected property owners about nearby resource management activities.

Natural Resource Lands in King County include privately owned lands in unincorporated areas as well as lands owned and/or managed by city, state and federal agencies and tribes. In addition, a variety of state and federal regulations apply to some resource maintenance, harvesting and extraction operations. Resource conservation efforts, therefore, require a regional perspective and intergovernmental cooperation.

**R-512 ((RL-109))** King County ((should)) shall work cooperatively with cities, federally recognized tribes, other public agencies, private utilities, resource managers, land owners and citizens to conserve public and private Natural Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.

**R-513 ((RL-110))** Designated Forest and Agricultural Production District lands ((should only be annexed by cities if continued resource-based uses or other compatible uses are ensured through inter-local agreements. Designated Agricultural Production District lands)) shall not be annexed by cities.

**R-514 ((RL-111))** King County should establish written agreements with agencies, tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.

**R-515 ((RL-112))** King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.

A resource management strategy that protects the environment is necessary to maintain the long-term productivity of the resource. Chapter Four, Environment, describes the value of using an integrated, ecosystem-based approach to natural resource and environmental planning and management. This approach, along with sound operational practices by resource-based industries may be able to prevent or minimize environmental impacts associated with resource harvesting and extraction.

- 1567 ~~R-516 ((RL-113))~~ ~~((Resource-based industries should use Best Management Practices that~~  
 1568 ~~protect the long-term integrity the natural and built environment, adjacent~~  
 1569 ~~land uses, and cultural resources that maintain the long-term)) productivity~~  
 1570 ~~of the resource base)).~~  
 1571 Resource-based industries should use practices that protect the long-term  
 1572 integrity of the natural and built environment, adjacent land uses, and cultural  
 1573 resources that maintain the long-term productivity of the resource base.  
 1574 Resource industry practices should result in maintenance of ecosystem health  
 1575 and habitat.  
 1576  
 1577 R-517 Habitat protection requirements should not fall disproportionately on land  
 1578 maintained in agriculture or forestry, and the costs of such protection shall  
 1579 not be disproportionately placed on the owners of such land.  
 1580  
 1581 R-518 King County should be a leader in resource management by demonstrating  
 1582 environmentally sound agriculture and forestry on County-owned land.  
 1583  
 1584 R-519 King County shall provide for integrated resource education through trail  
 1585 and sign systems linked with working farms, forests, and mines.  
 1586 Interpretation should:  
 1587 a. Provide historical perspective,  
 1588 b. Demonstrate current adaptive resource management practices  
 1589 (forestry, fisheries, wildlife, agriculture); and  
 1590 c. Explain economics of various resource uses.  
 1591  
 1592

1593 **B. Forestry**

1594  
 1595 King County forest lands provide local, regional and national benefits that are basic to our quality of life.  
 1596 In addition to supplying a variety of wood and other products, forests emit oxygen, supply pure water,  
 1597 control flooding and soil erosion, enhance ground water recharge, provide habitat for innumerable plant  
 1598 and animal species and offer scenic vistas and recreational opportunities. King County's forests provide  
 1599 employment in wood, paper, recreation, tourism and fishing industries. In sum, properly managed forests  
 1600 are fundamental to a healthy, diverse economy and environment.  
 1601

1602 The growth in human population has resulted in the loss of forest lands through conversion to non-forest  
 1603 uses. Increasing demands are being placed upon the remaining forest land base to provide goods, rec-  
 1604 reational opportunities and ecological functions. To address these challenges, forest managers are  
 1605 embracing more broad-based management methods and strategies that encompass ecosystems,  
 1606 landscapes and watersheds, while continually incorporating new scientific information to improve these  
 1607 approaches. Their efforts, together with the collective foresight and dedication of landowners, interest  
 1608 groups, tribes, citizens and agencies, are needed to ensure that King County's forests continue to contrib-  
 1609 ute to a sustainable way of life for present and future generations.  
 1610

1611 The first step to maintain and enhance the commercial forest industry is to protect the forest land base.  
 1612 Second, an ecosystem approach to forest management that provides for long-term ecosystem health and  
 1613 productivity and addresses cumulative impacts on non-timber resources should be explored. Third,  
 1614 commercial forestry must be supported and encouraged by minimizing land use conflicts and offering  
 1615 incentives. Finally, forest land conversions that do occur must be managed to minimize environmental  
 1616 degradation.  
 1617

1618 **1. Protecting Forest Lands**

1619 The purpose of the Forest Production District is to prevent intrusion of incompatible uses, manage adja-  
 1620 cent land uses to minimize land use conflicts and prevent or discourage conversion to non-forestry-based  
 1621 uses. A comparison of the area of forest land converted since 1987 inside the Forest Production District  
 1622 with the area converted outside the District indicates that landowners inside the Forest Production District

1623 are committed to long-term forestry. It also indicates that designation and zoning of commercial forest  
1624 lands help to discourage subdivision and conversion.

1625  
1626 Sixty percent of the land area in King County is within the designated Forest Production District (FPD).  
1627 The FPD comprises 1,300 square miles (825,000 acres) of forest land in east King County.

1628  
1629 About 70% of the FPD is in public ownership: parts of the Alpine Lakes Wilderness Area, Mt. Baker-  
1630 Snoqualmie National Forest, state and county parks, Washington State Department of Natural  
1631 Resources, and watersheds for the cities of Seattle and Tacoma.

1632  
1633 Commercial forestry is conducted on approximately 250,000 acres in private ownership and on another  
1634 277,000 acres of state and federal forest lands. Most of this land is held in large contiguous blocks. At  
1635 this larger scale, it is easier to manage for multiple purposes such as habitat and long-term forest health  
1636

1637  
1638 **R-520 ((RL-201))** **The Forest Production District is comprised of and shall remain in large**  
1639 **blocks of contiguous forest lands where ((F))the primary land use ((within**  
1640 **the Forest Production District should be)) is commercial forestry. Other**  
1641 **resource industry uses, such as mining and agriculture, should be permitted**  
1642 **within the Forest Production District when managed to be compatible with**  
1643 **forestry ((management)).**

1644  
1645 **R-521 ((RL-202))** **The Forest Production District is a long-term designation. Lands ((within))**  
1646 **may be removed from the Forest Production District only through a subarea**  
1647 **planning process, and only to recognize areas with historical retail-**  
1648 **commercial uses. ((shall remain in large parcels and in ownership patterns**  
1649 **conducive to forestry. Residences within the Forest Production District**  
1650 **should be designed and sited to maintain the productivity of the district.**  
1651 **Design measures and site plan requirements should be used to provide for**  
1652 **fire control, protection of a domestic water supply and to prevent conflicts**  
1653 **with forest management.))**

1654  
1655 The policies in this section allow for very limited residential uses in the designated Forest Production  
1656 District, consistent with the objective of continuing forestry as the primary land use. For example,  
1657 residences may be appropriate to permit forest mangers to live on their land. King County zoning and  
1658 subdivision regulations establish a large parcel size to promote efficient forest operations and to reduce  
1659 incompatible residential development. Although the zoning calls for an 80-acre minimum lot size, many  
1660 smaller lots were created prior to application of the zoning. Proliferation of residences in the FPD makes  
1661 commercial forestry less viable.

1662  
1663 **R-522** **To reduce conflicts with resource uses, new residential uses in the FPD shall**  
1664 **only be permitted on lots that were legally created on or before January 1,**  
1665 **2000. Accessory dwelling units shall not be allowed in the FPD. A forest**  
1666 **management plan shall be required as a condition of development for any**  
1667 **residential uses.**

1668  
1669 **R-523** **Structures within the Forest Production District should be sited to maintain**  
1670 **the productivity of the district. Site plan requirements should limit**  
1671 **impervious surface, provide for fire control, protect domestic water supply**  
1672 **and prevent conflicts with forest management.**

1673  
1674 King County can further protect commercial forest lands and prevent conflicts by working with other public  
1675 agencies and service providers to consolidate lands and to locate infrastructure facilities to prevent or  
1676 minimize intrusions. Such actions can also improve the owner's capacity to protect fish and wildlife  
1677 habitat and other natural resources.

1678

1680 **R-524 ((RL-203))** In consultation with federally-recognized tribes and other affected agencies  
1681 and landowners, King County should support land trades that result in  
1682 consolidated forest ownerships and work with forest managers to identify  
1683 and develop other incentives for continued forestry.

1684  
1685 **R-525 ((RL-204))** King County ~~((should))~~ opposes the establishment or expansion of special  
1686 purpose taxing districts and local improvement districts in the Forest  
1687 Production District, and shall not grant new or expanded franchises for  
1688 utilities in the Forest Production District, unless demonstrated that they  
1689 directly benefit forestry or are necessary for transmission of power or water.  
1690

1691 Forest lands have tremendous recreational and aesthetic value. For example, Forest Production District  
1692 lands are included within the Mountains-to-Sound Greenway along the I-90 corridor. Opportunities for  
1693 hiking and other forms of outdoor recreation exist within the working forests that are part of the Green-  
1694 way. (This concept is described in more detail in Chapter Four, Environment, and Chapter Five ,  
1695 Preserving and Enriching Our Communities.) Access to Natural Resource Lands must be carefully  
1696 managed, however, to prevent conflict with natural resource goals. For example, open gate policies  
1697 allowing public access may be incompatible with fish and wildlife protection goals and sometimes may  
1698 interfere with forestry operations by allowing such activities as garbage dumping, vandalism and timber  
1699 theft.

1700  
1701 **R-526 ((RL-205))** ~~((King County should encourage p))~~ Public and private forest owners are  
1702 encouraged to provide for recreational, educational and cultural uses when  
1703 compatible with forest protection. ((recreation, including fee access, and  
1704 other uses such as wildlife habitat or cultural uses within the Forest  
1705 Production District where such provisions are compatible with forestry and  
1706 other resource management goals.))  
1707

1708 Recreational and institutional developments, such as conference centers, ski areas and associated  
1709 hotels, allow more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if  
1710 located in areas of existing development, such as Snoqualmie Pass, and their operation and use are  
1711 restricted adequately to minimize conflict with resource lands. Major recreational or institutional  
1712 development sites can adversely affect the Forest Production District because they reduce the forest land  
1713 base and conflict with other resource management goals.

1714  
1715 **R-527 ((RL-206))** No master planned resorts shall be permitted in the Forest Production  
1716 District. New or expansion of existing recreational or institutional uses  
1717 ((developments)) in the Forest Production District ((should be located in  
1718 areas of existing development and should be)) may be permitted if  
1719 compatible with long term forestry, interests of federally-recognized tribes  
1720 and other resource management goals. ((A special use permit should be  
1721 required for development proposals (such as ski areas, conference centers  
1722 and related structures and features) to ensure that impacts arising from such  
1723 proposals and supporting public facilities are prevented or minimized on the  
1724 surrounding resource management activities.))  
1725

1726 Adverse environmental impacts associated with forest practices have the potential to heal over time,  
1727 whereas those associated with development are usually irreversible. For this reason, forest lands being  
1728 converted to non-forest uses must be held to higher land clearing and grading standards than those that  
1729 apply under the Forest Practices Act must be used, for example, to protect surface and ground water  
1730 quality and quantity, control storm water runoff and minimize damage to fish and wildlife habitat.  
1731

1732 When applying for a forest practice permit, a landowner must state whether the land is to be retained in  
1733 forest use or converted to a nonforest use. The Forest Practices Act, as amended in 1997, requires local  
1734 jurisdictions to impose a six-year development moratorium on any properties for which the forest practice  
1735 application did not state the intention to convert to a nonforest use, unless the application contains a  
1736 conversion option harvest plan approved by the local jurisdiction.

1737  
1738 **R-528 ((RL-209))** **King County shall impose a six-year development moratorium for forest**  
1739 **landowners who do not state their intent to convert at the time of Forest**  
1740 **Practice Application ((and)) or who do not harvest the site according to a**  
1741 **King County approved Conversion Option Harvest Plan. King County shall**  
1742 **develop appropriate exceptions by public rule to the development**  
1743 **moratorium for activities consistent with long-term forest management of the**  
1744 **site. King County shall develop means to ensure that potential buyers of**  
1745 **properties subject to the moratorium are alerted to the moratorium.**

1746  
1747 Landowners choosing to convert their land to non-forest uses also must state their intent on the Forest Prac-  
1748 tice Application and, as provided in the Forest Practices Act, must conduct their forest practices according to  
1749 applicable local government regulations. If a landowner intends to convert their land to a non-forest use,  
1750 they must submit a Forest Practices Application to King County and meet all King County standards.

1751  
1752 **R-529 ((RL-210))** **King County should continue to work with all affected parties and the**  
1753 **Washington Department of Natural Resources to improve the**  
1754 **((management)) enforcement of forest practice(s) regulations in the urban**  
1755 **and rural areas, and to ensure that ((forest practices related to conversion))**  
1756 **landowners comply with County regulations when they are converting**  
1757 **portions of the site to a non-forest use. Harvesting of forest lands for the**  
1758 **purpose of converting to non-forestry uses shall meet all applicable county**  
1759 **standards for clearing and sensitive areas management.**

1760  
1761 **2. Promoting Forest Management**

1762 King County has worked with state, federal, and private landowners on multi-party resource plans, such  
1763 as the Middle Fork Snoqualmie Plan, the plan for Rattlesnake Ridge, and numerous watershed planning  
1764 efforts. There will continue to be opportunities for interagency cross-ownership cooperation, which will  
1765 result in improved resource management and conservation.

1766  
1767 **R-530 ((RL-208))** **Working with public and private forest land managers, King County shall**  
1768 **encourage long term forest productivity and the protection of land and**  
1769 **water resources by participating in collaborative, multi-ownership planning**  
1770 **efforts.**  
1771 **~~((King County should work with the public and its federal, state, local, tribes,~~**  
1772 **~~landowner and other private partners to encourage forest practices that~~**  
1773 **~~provide for the long-term productivity of the ecosystem, prevent or minimize~~**  
1774 **~~cumulative impacts to wildlife and aquatic systems and prevent damage to~~**  
1775 **~~cultural and downstream resources. Such work may include, but not be~~**  
1776 **~~limited to:~~**  
1777 **~~a. Adopting watershed analysis as a process and augmenting and adapting~~**  
1778 **~~it for King County subarea and functional planning purposes;~~**  
1779 **~~b. Participating in watershed analyses and other collaborative ecosystem~~**  
1780 **~~management efforts that are relevant to King County, and~~**  
1781 **~~c. Coordinating and, where necessary, augmenting King County land use,~~**  
1782 **~~basin and resource planning efforts to incorporate the~~**  
1783 **~~ecosystem/watershed plans of the above land management partners.))~~**

1784  
1785 **R-531** **King County promotes forest management that achieves long-term forest**  
1786 **health, protection of watersheds, sensitive areas and habitat to support fish**

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and wildlife populations, protection of threatened and endangered species, and preservation and economic viability of working forests.

**R-532** King County shall encourage the development of private/public partnerships that provide incentive for landowners to practice innovative, fish-friendly forestry and that can help ensure retention of the forest resource land base in perpetuity.

An example of such a partnership is the Mountains to Sound Greenway Biosolids Forestry Program, which includes King County, Washington State Department of Natural Resources, the Greenway Trust, the University of Washington and the Weyerhaeuser Company. One of the elements of this program involves the acquisition of forestlands that are vulnerable to residential and commercial development. Lands are acquired by a combination of county funds and federal Forest Legacy funds and then transferred to the State DNR for management. By deed, these lands stay in forest resource use in perpetuity and are managed according to the state's Habitat Conservation Plan. Seventy-five percent of all revenues generated are returned to King County. The lands that have been acquired help to form the block of public ownership along I-90, providing wildlife corridors, opportunities for trails and recreation, and the water quality protection provided by forest cover.

In addition to landscape-level planning and analysis, resource managers should identify specific areas in their forest ownership that are degraded or negatively impacting aquatic resources. An example of such areas are logging roads or gravel mines no longer needed and scheduled to be abandoned or riparian zones that are not sufficiently vegetated. Organic soil amendments, when properly used, can greatly enhance vegetative growth and restore productivity to these sites, thus protecting fish and other aquatic resources. The use of recycled organic wastes generated in King County closes the recycling "loop" and helps us sustain the productivity of our resource lands.

**R-533** King County encourages the use of recycled, organic-based soil amendments and fertilizers in forest ecosystems, which can reduce erosion and sedimentation into streams, increase water-holding capacity of soils, stimulate the growth of trees and other vegetation and enhance fish and wildlife habitat. King County shall work with the general public and private and public forestland owners to encourage the selective and appropriate use of these materials for ecosystem enhancement and restoration.

One of the most successful efforts already underway is the use of the County's biosolids to fertilize public and private forests and the use of biosolids compost to help restore old logging roads in the Mountains to Sound Greenway in eastern King County. Volunteers from many local youth and environmental groups, including the King County World Conservation Corps, are involved in this program, which involves removal of the logging roads, restoration of the natural slope of the land, and the use of compost to speed vegetation growth.

**B. Agriculture**

Land suitable for farming is an irreplaceable natural resource. Since 1959, almost 60 percent of King County's prime agricultural land has been lost to urban and suburban development. Of 100,000 acres available for farming 40 years ago, today only 42,000 acres remain in agriculture. Fortunately, the amount of agricultural land has stabilized due, in large part, to a variety of County policies and initiatives to conserve these commercially viable resource-based lands.

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Agricultural lands and farming provide many benefits to the citizens of King County including scenic open space, a connection to our cultural heritage, fresh local foods and a diverse economy. In 1992, farmers in King County produced over \$84 million in agricultural sales. Commercial agricultural production, however, has declined by 30 percent in gross sales since 1978.

This section focuses on the county's efforts to maintain and enhance commercial agriculture for the value of local produce, dairy products, keeping livestock and for scenic and historic values. To meet the GMA requirement to maintain and enhance agriculture, a variety of methods and programs continue to be necessary. The policies call for King County to:

- Protect productive farmland by designation and zoning;
- Limit development to uses that are necessary to support commercial agriculture;
- Prevent or minimize land use conflicts between farming operations and adjacent land uses;
- Allow necessary infrastructure (markets, water, affordable housing, supply stores, technical services, tax incentives) that supports commercial agriculture; and
- Encourage farming practices that conserve soils and protect water quality, fisheries and wildlife.

### 1. Protecting Agricultural Lands

In 1979, voters approved a \$50 million ballot measure to protect farmland threatened by development. The Farmland Preservation Program (FPP) became the first voter-approved measure in the nation to protect farmland in a metropolitan area. By purchasing the development rights, the FPP keeps farmland open and available through covenants that restrict development and limit the properties' uses exclusively for agriculture and open space. The covenants "run with the land" in perpetuity so the land is protected regardless of ownership. Under the FPP, the county owns the development rights, however, the lands remain in the private ownership of over 200 property owners. The county cannot sell or remove its interest in FPP lands with the exception of conveying public road or utility easements.

In 1995, the County approved an additional \$3 million to the purchase of additional development rights under the Farmland Preservation Program. In October 1999, the County formally recognized the 20th anniversary of the Farmland Preservation Program and its success to date in preserving over 12,800 acres of farmland for the generations of today and tomorrow.

**R-534 King County shall continue to implement the objectives of the Farmland Preservation Program. Protection of property purchased under the FPP shall be a high priority when balancing conflicting interests such as locating transportation, active recreation or utility facilities.**

Agriculture is most productive in agricultural communities where neighbors support agriculture, where parcels are large enough for commercial agriculture and where labor, supplies and markets for farm products are available. King County's farm soils and most profitable farms are usually found in contiguous blocks with few non-agricultural uses. In 1985, King County established Agricultural Production Districts (APDs) with large lot zoning and specifying agriculture as the preferred use in these areas.

The Agricultural Production Districts, shown on the Agriculture and Forest Lands Map in this chapter, present the least number of land use conflicts for agriculture, contain agricultural support activities and provide the best environment for farming in King County. The five Agricultural Production Districts are: the Sammamish Valley, the Snoqualmie Valley, the Lower Green River Valley, the Upper Green River Valley and the Enumclaw Plateau. Most of the farmlands preserved under the FPP are found in these APDs.

**R-535 ((RL-304)) Agricultural Production Districts are ((comprised-of)) blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features ((should-be-used-as)) are appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with ((the)) adjacent land uses. ((Conversion-to-other-uses-should-occur-only when-it-can-be-demonstrated-that-such-lands-are-no-longer-suitable-for agricultural-purposes-and-that-their-removal-will-not-diminish-the**

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effectiveness of farming within the Agricultural Production District boundaries. Conversion of Agricultural Production District land may only occur if mitigated through the addition of agricultural land abutting King County Agricultural Production District of equal acreage of equal or greater soils and agricultural value.))

R-536

King County should purchase additional development rights to farmland in the Agricultural Production Districts as funding becomes available.

Livestock, dairy and large-scale commercial row crop operations require large parcels of land to allow for production which is profitable and sustainable. Generally, 35 acres is needed for full-time wholesale commercial production of such products. Specialty agricultural products, products that are direct-marketed and part-time farming enterprises generally need less acreage to be profitable.

R-537

All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35. If small parcels in the APD are not zoned for Agriculture, permitted non-residential uses must not conflict with agricultural uses in the APD.

R-538 ((RL-305))

Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. ((Residential clustering should be encouraged for any new dwellings. Within districts not yet affected by prior subdivision or lot segregation a density of one dwelling unit per 35 acres or clusters of lots at an average density of one dwelling unit per 35 acres should be required. Where extensive subdivision and development of parcels has already occurred, the density should not exceed one dwelling unit per 10 acres. The County should accommodate the need of farmers to provide on-site housing for employees, where this can be accomplished without unnecessarily removing land from agricultural use or conflicting with other public interests.)) A residential density of one home per 35 acres shall be applied where the predominant lot size is 35 acres or larger, and a residential density of one home per 10 acres shall be applied where the predominant lot size is less than 35 acres.

R-539 ((RL-302))

Agriculture should be the principal land use in the Agricultural Production Districts. Permanent new construction within districts ((should not)) shall be sited to prevent conflicts with commercial farming or other agricultural uses, and non-agricultural uses shall be limited. ((and should be limited to residences, farm buildings and direct marketing farm stands.)) New development ((should also)) shall not disrupt agriculture operations and ((should)) shall have a scale compatible with an active farming district.

R-540

On-site housing for farm employees shall be allowed where this can be accomplished without unnecessarily removing land from agricultural use or conflicting with other public interests. King County should develop guidelines to allow on-site housing for farm employees, including guidelines that account for the restrictive covenants on properties in the Farmland Preservation Program.

Some of the highest quality salmon habitat in King County is found within Agricultural Production Districts. Additional protection of critical habitat within the APDs is likely to be required under the Endangered Species Act. Protection and enhancement of existing salmon habitat is a resource based land use that should be included in all farm management plans. Specific habitat protection rules should not jeopardize the economic viability of individual farms.

R-541

Creation of wetland mitigation banks is not allowed on APD land, provided, however, that stream or wetland buffer areas in the APD may be used for

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wetland mitigation bank functions that are consistent with the purposes of the buffers ((when the purpose is)) in order to compensate for filling wetlands for development in the same sub-basin.

**R-542**

Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.

Two Agricultural Production Districts (APD) in or near urban areas, the Lower Green River Valley and Sammamish Valley, were designated in the 1985 Comprehensive Plan, and those designations have been retained. The development rights from many, but not all, of the parcels in these two Districts have been purchased through the Farmlands Preservation Program. The Lower Green APD is completely surrounded by Urban designated land and as such, functions as both prime agriculture land and urban separator.

**R-543 ((RL-303))**

King County commits ((should continue to commit resources and efforts)) to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space.

**R-544 ((RL-302a))**

The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County. ((Preservation of the)) The Lower Green River Agricultural Production District ((will provide)) functions as an urban separator ((as surrounding Urban areas are annexed and developed)) between the cities of Kent and Auburn. King County may contract with other jurisdictions to provide some local services to this area as appropriate.

Parks (especially those with active recreational facilities) and farms are not necessarily good neighbors, since park users can trespass and damage crops, animals and farm equipment. Recreation near and within districts can be planned to prevent trespass. For example, a park located across a river or ravine from an Agricultural Production District (APD) or a farm would have a pleasant view of farmland without encouraging trespass.

There are a small number of instances in which APD property has been purchased, using recreation funds, prior to APD designation. Under these circumstances, active recreational uses should be allowed on such APD property. Furthermore, active recreational uses permitted on an APD property may be transferred to other properties within the same APD provided that the properties from which such active recreation use is transferred permanently remains limited to open space or agricultural uses.

**R-546 ((RL-308))**

When new parks or trails are planned for areas within or adjacent to Agricultural Production Districts, King County ((should)) shall work with farmers to minimize impacts to farmland and agricultural operations. Active recreational facilities shall not be located within Agricultural Production Districts, except under the following circumstances:

- a. The property within the APD has been purchased with funds that were earmarked for recreation, and the purchase pre-dates designation of the APD((,)); or
- b. There is a transfer of uses between a property purchased consistent with subsection a and other properties within the same APD.

Under the limited circumstances in which active recreational facilities are allowed in the APD, activities and site improvements shall be limited in order to allow the future use of the property for agricultural purposes when the recreational use is abandoned.

2009 Public road and utility projects within and through Agricultural Production Districts must be designed to  
2010 prevent disruption to agriculture. For example, roads shall have adequate shoulders and signs to protect  
2011 farm equipment and alert faster vehicles to the presence of farming activity. Therefore, road and utility  
2012 district capital facilities and plans, including water, waste water and drainage, need to ensure that  
2013 services are consistent with preservation of long-term agriculture. (Chapter Eight, Facilities and Services,  
2014 contains policies requiring special district plans to be consistent with land use plans.)  
2015

2016 **R-547 ((RL-307))** Public services and utilities within and adjacent to Agricultural Production  
2017 Districts (APDs) ((should)) shall be designed to minimize significant adverse  
2018 impacts on agriculture and to maintain total farmland acreage and the area's  
2019 historic agricultural character:  
2020 a. Whenever feasible, water lines, sewer lines and other public facilities  
2021 should avoid crossing Agricultural Production Districts. Installation  
2022 should be timed to minimize negative impacts on seasonal  
2023 agricultural practices; and  
2024 b. Road projects planned for the Agricultural Production Districts  
2025 including additional roads or the widening of roads should be limited  
2026 to those needed for safety and which benefit agricultural uses.  
2027 Where possible, arterials should be routed around the APDs. Roads  
2028 that cross APDs should be aligned, designed and maintained to  
2029 minimize negative impacts on agriculture, and to support farm traffic;  
2030 and  
2031 c. In cases when public or privately owned facilities meeting regional  
2032 needs must intrude into Agricultural Production Districts, they  
2033 should be built and located to minimize disruption of agricultural  
2034 activity.  
2035

2036 **R-548** Lands can be removed from the Agricultural Production Districts only when  
2037 it can be demonstrated that:  
2038 a. Removal of the land will not diminish the productivity of prime  
2039 agricultural soils or the effectiveness of farming within the local  
2040 APD boundaries; and  
2041 b. The land is determined to be no longer suitable for agricultural  
2042 purposes.  
2043  
2044 In addition to meeting these two tests, removal of the land from the APD may  
2045 only occur if it is mitigated through the addition of agricultural land abutting  
2046 the same APD of equal acreage and of equal or greater soils and agriculture  
2047 value.  
2048

2049 **2. Sustaining Agriculture and Farming**  
2050 King County has made a significant investment in preserving farmland for agriculture and open space  
2051 uses. The next step is to help existing and future farmers maintain and operate their farms and inform  
2052 consumers and businesses, such as restaurants, of the benefits of locally grown foods. In order to further  
2053 maintain and enhance commercial farming on small farmland parcels, farmers and prospective farmers  
2054 must have access to information on marketing and production strategies for small acreages, the potential  
2055 for specialty crops and ecological farming techniques.  
2056

2057 **R-549 ((RL-306))** King County ((should)) shall work with and provide support to the work of  
2058 Washington State University Cooperative Extension for technical and  
2059 marketing assistance for small-scale commercial farmers.  
2060

2061 **R-550** King County shall continue to support innovative initiatives, such as the  
2062 Puget Sound Fresh and Farm Link Programs, to promote and enhance  
2063 agriculture in King County.  
2064

2065 **R-551 ((RL-340))** The County should develop specific incentives to encourage agricultural  
2066 activities in the remaining prime farmlands located outside the Agricultural  
2067 Production District ((but within the Urban Growth Area)). These incentives  
2068 could include tax credits, expedited permit review, reduced permit fees,  
2069 permit exemptions for activities complying with Best Management Practices  
2070 or similar programs.  
2071

2072 Agricultural practices modify the natural environment in order to produce food or fiber or maintain live-  
2073 stock for human use. Ideally, practices that maintain the productivity of the lands also protect environ-  
2074 mental quality. Farmers, technical advisors and environmental regulators must work together to under-  
2075 stand the relationships between production practices, environmental protection and profitability. These  
2076 practices, referred to as Best Management Practices, are designed to prevent erosion, retain riparian  
2077 vegetation, avoid stream bank collapse, properly dispose of animal wastes, safely use and dispose of  
2078 pesticides and prevent excessive surface water runoff.  
2079

2080 **R-552 ((RL-344))** ((On an on-going basis,)) King County ((should)) shall provide ((develop))  
2081 incentives, educational programs and other methods to encourage  
2082 agricultural practices which maintain water quality, protect public health,  
2083 protect fish and wildlife habitat, protect historic resources and prevent  
2084 erosion of valuable agricultural soils while maintaining the functions needed  
2085 for agricultural production.  
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### 2089 C. Mineral Resources

2090  
2091 King County contains many valuable mineral resources, including deposits of coal, sand, rock, gravel,  
2092 silica, peat, clay, metallic ores and potentially recoverable gas and oil. Mining and processing these  
2093 deposits is an important part of King County's economy, currently providing hundreds of jobs and  
2094 producing materials used locally, regionally and nationally. Mining also has historic significance, in that it  
2095 provided the impetus for past development in many parts of King County, including Black Diamond and  
2096 the Newcastle area.  
2097

2098 King County is required by the state Growth Management Act to designate and conserve mineral lands.  
2099 In doing so the County must assure that land uses adjacent to mineral lands do not interfere with the  
2100 continued use of mineral lands in their accustomed manner and in accordance with best management  
2101 practices. The policies in this section explain the steps taken to designate and conserve mineral resource  
2102 lands and provide direction on the comprehensive review needed before additional sites are designated  
2103 for mineral resource extraction.  
2104

2105 Four main steps are necessary to maintain and enhance commercial mineral resource industries. First,  
2106 mineral resource sites should be conserved through designation and zoning. Second, land use conflicts  
2107 between mining, processing and related operations and adjacent land uses should be prevented or  
2108 minimized. Third, operational practices should protect environmental quality, fisheries and wildlife, in  
2109 balance with the needs of the industry. Finally, mining areas need to be reclaimed in a timely and  
2110 appropriate manner.  
2111

2112 The Mineral Resources Map identifies four different types of Mineral Resource Sites. The sites were  
2113 identified in the 1994 King County Comprehensive Plan or in subsequent annual updates. Following the  
2114 Mineral Resources Map is a spreadsheet that contains information on each Mineral Resource Site parcel.  
2115

2116 The Designated Mineral Resources Sites on the Mineral Resources Map satisfy King County's  
2117 responsibility to designate and conserve mineral resources consistent with requirements of the GMA. All  
2118 Designated Mineral Resources Sites have Mineral zoning. The criteria used in the 1994 King County  
2119 Comprehensive Plan called for designation of properties that at the time were either zoned outright for  
2120 mining or those operating under an approved Unclassified Use Permit. In addition to the designated  
2121 Mineral Resources Sites, the Forest Production District (FPD) and Forest (F) zone preserves the

2122 opportunity for mineral extraction. Mining is a permitted or conditional use in the F zone. Because  
2123 forestry does not preclude future mineral extraction, King County considers the FPD as part of its strategy  
2124 to conserve mineral resources.  
2125

2126 The Mineral Resources Map also shows Potential Mineral Resource Sites. These are sites where King  
2127 County expects some future surface mining to occur or where the owner or operator indicates an interest  
2128 in future mining. Most of the Potential Mineral Resources Sites shown on the map contain sand and/or  
2129 gravel, however, a few contain other mineral resources such as quarry rock and coal. Because of the  
2130 geology of King County, most valuable metallic mineral resources are located in the Forest Production  
2131 District, and are therefore already protected from urban development. Identification of Potential Mineral  
2132 Resources Sites satisfies the GMA requirements to not knowingly preclude opportunities for future mining  
2133 and to inform nearby property owners of the potential for future mining use of these areas in order to  
2134 prevent or minimize conflicts.  
2135

2136 The Mineral Resources Map also shows Non-Conforming Mineral Resources Sites. These are sites on  
2137 which some mining operations pre-dated King County zoning regulations without appropriate zoning or  
2138 other land use approval. Mining for these sites has not been authorized through a Land Use Map or  
2139 zoning designation. These sites are shown for informational purposes only. Mining can occur on an  
2140 identified site only if mining has been approved as a non-conforming use by the Department of  
2141 Development and Environmental Services, and mining activities have received all other necessary permit  
2142 approvals. Because the sites have not undergone formal review to be designated on the Land Use Map  
2143 or zoned for mining, the sites do not have long-term commercial significance. However, they can  
2144 continue to serve mineral supply needs.  
2145

2146 The Mineral Resources Map also shows Owner Identified Potential Coal Mining Sites that contain  
2147 subsurface coal resources. These sites could be mined by either underground or surface mining  
2148 techniques. Because of uncertainties involving the economics of energy and related market conditions, it  
2149 is not always possible to determine the timing or likelihood of coal resources extraction in potential coal  
2150 mining areas. Underground and surface coal mining is subject to permitting and enforcement by the  
2151 Federal Government. King County regulates land use decisions governing surface facilities. Because of  
2152 the difficulty in precisely locating these facilities prior to an actual proposal, King County determined to not  
2153 apply Potential M zoning to owner-identified coal resources sites.  
2154

2155 **R-553 ((RL-401))** **((Through the individual site reclassification process and subsequent**  
2156 **amendments to the Comprehensive Plan,)) King County shall identify**  
2157 **existing and potential mining sites on the ((designate sites with Mineral**  
2158 **zoning as Designated)) Mineral Resources Map in order to conserve mineral**  
2159 **resources, promote compatibility with nearby land uses, protect**  
2160 **environmental quality, ((and)) maintain and enhance mineral resource**  
2161 **industries and serve to notify property owners of the potential for mining**  
2162 **activities. The County shall identify:**  
2163 **a. Sites with existing Mineral zoning as Designated Mineral Resource**  
2164 **Sites;**  
2165 **b. Sites where the landowner or operator has indicated an interest in**  
2166 **mining, sites that as of the date of adoption of the 1994**  
2167 **Comprehensive Plan had potential Quarrying/Mining zoning, or sites**  
2168 **that the County determines might support future mining as Potential**  
2169 **Mineral Resource Sites;**  
2170 **c. Sites where mining operations pre-date zoning regulations but**  
2171 **without zoning or other land use approvals as Non-Conforming**  
2172 **Mineral Resource Sites; and**  
2173 **d. Owner-Identified Potential Sub-Surface Coal Sites.**  
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2175 **R-554 ((RL-402))** **King County shall designate as Mining on the Comprehensive Plan Land Use**  
2176 **Map ((:))**  
2177 **((a. Sites with Mineral zoning;)) those sites that had**

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~~((b. Sites which had)) Potential Mineral (M) zoning ((applied)) prior to ((adoption of this plan)) the date of adoption of the 1994 Comprehensive Plan and those sites that had Mineral zoning as of the date of the adoption of the King County Comprehensive Plan 2000 Update.~~

~~((c. Sites which have pending rezone applications for Mineral zoning as of the date of adoption of this Plan, or its annual update. The)) A Mining ((site)) designation on the Land Use Map shall not create a presumption ((of approval for the pending rezone applications that are given Potential Mineral Zoning through RL-403. The Official County Zoning Map shall indicate all sites which have Potential Mineral zoning pursuant to RL-403. If the rezones for pending applications are denied, then the designation on the Land Use Map shall revert to the most appropriate surrounding land use and the zoning map shall not show Potential Mineral Zoning.)) that Mineral zoning will be approved for sites with Potential Mineral zoning. Potential Mineral zoning shall not be applied to additional sites.~~

Mining is an intense operation that may continue for many years. Mining operations can significantly change the land being mined and have impacts on the environment and on nearby properties. King County requires comprehensive review, including environmental analysis, prior to approving a Land Use Map and zoning change((,)). Site specific environmental review will also be required for a grading permit or any other permit that is necessary for a mining operation. Therefore, a comprehensive site-specific study is required prior to any such approval.

R-555 ((RL-403 & RL-405))

~~((In order to not knowingly preclude future use of mineral resources,)) King County ((shall identify Potential Mineral Resource Sites in the Comprehensive Plan and subarea plans. With the exception of sites in the Forest Production District, Potential Mineral zoning should be applied to such sites when owner/operators indicate an interest in future mineral resource use for their properties. Identification of Potential Mineral Resource Sites and Potential Mineral zoning does not replace or modify the site-specific zoning, conditional use, and operating approval processes for establishing new mining sites.)) may designate additional sites on the Comprehensive Plan Land Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as mining during the next Comprehensive Plan amendment cycle. King County should ((apply zoning or other approvals as appropriate for mineral extraction and processing)) approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study, ((sufficient)) early and continuous public notice and comment opportunities, when:~~

- a. The proposed site contains rock, sand, gravel, coal, oil, gas or other mineral resources ((, and));
- b. The proposed site is large enough to confine or mitigate all operational impacts((, and));
- c. The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied((, and));
- d. The proposal has been evaluated under the State Environmental Policy Act so that the County may approve, condition or deny applications consistent with the County's substantive SEPA authority, and in order to mitigate significant adverse environmental impacts.

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**((d.)) e. Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site.**

**If King County denies an application for a site-specific rezone it should remove the Mining land use designation and the associated Potential Mineral zoning for the site. If the County denies ((or)) a permit that would authorize mineral extraction and/or processing on a Designated Mineral Resources Site, the County should consider new information generated during the permit review process to determine whether the site is not properly designated as mineral resource land of long term commercial significance, the designation for the site on the Mineral Resources Map should be changed from Designated Mineral Resources Site to Potential surface Mineral Resource Site. In addition, the Mining land use designation and the Mineral zoning classification for the site should be amended to be compatible with the surrounding properties. ((changing the Land Use Map designation from Mining to a land use compatible with the surrounding properties for the site or portion of the site that was the subject of the application. The County review should look at the reasons for the denial. If the application was denied because the site is not suitable for mining, the County should change the land use and zoning to designations that are compatible with surrounding properties. If the denial is based on other factors, the County may change the land use and zoning designations or maintain those designations.))**

**R-556 ((RL-404)) King County ((shall)) should ((undertake updates to the Mineral Resources Map contained in the Comprehensive Plan to identify additional Potential Mineral Resource Sites for conservation and)) remove ((those sites)) the Mining land use designation on the Comprehensive Plan Land Use Map and associated Potential Mineral zone or Mineral zoning ((that no longer can be used for mineral resources.)) for any sites that have been denied a rezone to Mineral.**

**If a grading or other permit necessary for the extraction of mineral resources is denied on a Designated Mineral Resource Site, the County shall evaluate whether such mineral resource designation is appropriate. The re-evaluation process may occur during the annual Comprehensive Plan amendment cycle and information produced during the permit review process shall be used to evaluate the appropriateness of changing the existing designation. If the County determines that the site should not be designated as mineral resource land of long term commercial significance as defined in the Growth Management Act, the site shall be redesignated to a Potential Surface Mineral Resource Site on the Mineral Resources Map and to a land use designation and zoning classification compatible with the surrounding properties.**

**R-557 King County may update the Mineral Resources Map to identify additional Potential Mineral Resource Sites only during the Four-Year Comprehensive Plan amendment cycle.**

**R-558 ((RL-406)) ((When considering the designation and zoning of new Mineral Resource Sites t)) The preferred adjacent land uses to sites designated as Mining on the Land Use Map are mining, industrial, open space or forestry uses. Sites for ((New)) newly proposed Mineral zones ((Designated or Potential Mineral Resource Sites should)) shall not be adjacent to or within ((located in)) Agricultural Production Districts. Agricultural lands and operations should be protected from significant impacts associated with nearby mine operations.**

**R-559 ((RL-407)) ((King County should permit)) Mining activities are permitted within the Forest Production District, consistent with Policy ((RL-204)) R-217. However, a conditional use permit ((should)) shall be required for ((proposals to**

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**R-560 ((RL-408))**

conduct)) mining activities in the ((area of the)) Forest Production District located within one-quarter mile of established residences or for proposals seeking to use local access streets where abutting lots are developed for residential use.

In order to ((completely)) comprehensively assess the environmental impacts associated with a ((decision to grant)) zoning change, conditional use or operating approval for a ((specific parcel)) mining proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for future proposals for structures and operations related to mining, such as asphalt and concrete batch plants.

**R-561 ((RL-409))**

King County should prevent or minimize conflicts with mining when planning land uses adjacent to Designated and Potential Mineral Resource Sites. ((Community plans or other area-specific)) Subarea plans may indicate areas where ((special circumstances make)) mining is an inappropriate land use. Designated and Potential Mineral Resource Sites and non-conforming sites should be shown on ((comprehensive)) Mineral Resources Map and ((community plan)) subarea plan maps ((as they are updated)) in order to notify nearby property owners and residents of existing and prospective mining activities.

**R-562 ((RL-410))**

The periodic review process for mineral extractive and processing operations ((Mining zoned sites and those sites operating in the Forest Production District and as legal nonconforming uses)) shall include sufficient public notice and comment opportunities. The purpose of the periodic review process is to provide opportunities for public review and comment on the mineral resource facility's fulfillment of state and county regulations and implementation of industry-standard Best Management Practices, and for King County to modify, add or remove conditions to address new circumstances and/or unanticipated project-generated impacts. The periodic review process is not intended to re-examine the appropriateness of the mineral resource use, or to consider expansion of operations beyond the scope of existing permitted operations since that review would be accomplished through the county's permitting process. The periodic review is intended to be a part of King County's ongoing enforcement and inspections of mineral resource sites, and not to be a part of the County's permitting process.

**R-563 ((RL-411))**

Conditions and mitigations for significant adverse environmental impacts associated with mining operations should be required, especially in the following areas:

- a. Air quality;
- b. Environmentally sensitive and critical areas, such as surface and ground water quality and quantity, wetlands, fisheries and wildlife habitats;
- c. Noise levels;
- d. Vibration;
- e. Light and glare;
- f. Vehicular access and safety;
- g. Land and shoreline uses;
- h. Traffic impacts;
- i. ((g.)) Visual impacts;
- j. ((h.)) Cultural and historic features and resources;
- k. ((i.)) Site security; and

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L (j-)) Others unique to specific sites and proposals

R-564 ((RL-412))

King County should work with the state and federal governments to ensure that proposals for underground mining, oil and gas extraction, and surface coal mining are reviewed with consideration of local land use and environmental requirements.

R-565 ((RL-413))

King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted.

R-566 ((RL-414))

King County shall encourage ((T)) the removal of existing stockpiles of previously mined material ((shall be encouraged by King County)) in order to promote and achieve reclamation of land to its highest and best use.



## Chapter Four

# Environment

With Chinook salmon now listed as a threatened species, and other valued species dangerously close to joining the list, protecting both our rural and urban environments remains a critical concern.

King County's regulations for protecting the environment are some of the most stringent in the country. In a region as rainy as the Pacific Northwest, maintaining healthy wetland systems, controlling stormwater runoff and preventing development on sloping hillsides are all vital in preventing erosion and flooding. Without proper regulatory control, damage to private property, as well as salmon streams, is unavoidable and costly.

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# I. Natural Environment

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## A. Protection and Regulation

17 Protecting and restoring air quality, water resources, soils, and plant, fish and animal habitats are among  
18 King County's primary goals. This chapter establishes policies to protect the environment and enhance the  
19 region's high quality of life. Most of this chapter's policies provide a basis for either new non-regulatory  
20 approaches or for existing regulations. Some new regulations are necessary to implement the policies.  
21 However, new regulations such as wetland mitigation banking offer flexibility compared with existing  
22 regulations.

23  
24 The Growth Management Act requires that critical areas be designated and protected. Critical areas  
25 include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife  
26 habitat conservation areas, frequently flooded areas and geologically hazardous areas. This chapter  
27 designates aquifer recharge areas and fish and wildlife habitat conservation areas under the Growth Man-  
28 agement Act. Wetlands, frequently flooded areas, and geologically hazardous areas are designated in the  
29 King County Sensitive Areas Ordinance, Ordinance 9614, as amended.

30  
31 One of the most significant environmental issues facing King County is the recent listing of salmonid  
32 species under the Endangered Species Act. Wild Pacific Salmon have great cultural, economic,  
33 recreational and symbolic importance to the Puget Sound region. It is King County's goal to ensure long-  
34 term protection of our salmon resources to harvestable levels for today and tomorrow, with the least  
35 economic impact possible. Successful restoration and maintenance of healthy salmon populations will  
36 require time, money and effort, and collaboration with federal, state, tribal and local governments, as well  
37 as businesses, environmental groups, and citizens. To meet this goal, King County and the region will  
38 need to consider salmon when making decisions about land use and development, providing facilities and  
39 services, maintaining roads, parks, and flood control facilities, and building new capital improvement  
40 projects.

41  
42 Relative to land use, three types of environmental situations exist in King County. In highly developed  
43 urban areas, the quality and functions of most critical areas have been significantly affected by past devel-  
44 opment. Additional impacts in these affected areas will likely result from higher density development, but  
45 these impacts may be preferable than similar impacts to currently pristine areas, which can result in a net  
46 loss of the region's natural resources. Salmon-bearing streams and rivers do pass through many  
47 urbanized areas in King County. The challenge of this plan is to balance the need to meet urban density  
48 goals and prevent urban sprawl, while also ensuring such development occurs in accordance with the  
49 provisions and requirements of the Endangered Species Act. To meet this challenge, a variety of  
50 regulatory and non-regulatory tools and programs will be needed.

51  
52 In other urban areas with low levels of development, significant critical areas are usually more intact than  
53 in highly developed urban areas. Onsite mitigation of new development, if designed well and monitored,  
54 may achieve resource protection. Achieving development goals must be balanced with protecting critical  
55 area functions and tailoring individual solutions by following the guidance of Comprehensive Plan policies  
56 that recognize both critical area protection and the need to reduce urban sprawl.  
57

58 The Rural Area and Natural Resource Lands contain the bulk of King County's remaining wildlife and  
59 fisheries values. Protection of resources through land use planning and impact mitigation will be most  
60 successful in these areas, and it can occur with the least disruption to intended land uses.

61  
62 While critical areas within the Urban Growth Area will receive adequate protection, the emphasis is to  
63 protect and enhance critical areas in the Rural Area and Natural Resource Lands and to avoid impacts to  
64 specific animal species, such as salmon and bald eagles, that use or pass through the Urban Growth  
65 Area. These policies provide for a watershed-based approach to planning. This approach acknowledges  
66 that different areas of King County have different resource values and face different levels of development  
67 pressure, therefore different methods of protecting critical areas need to be developed to balance the  
68 protection of the environment with the need to reduce urban sprawl and preserve our quality of life.

69

70

71 **E-101 ((NE-101))** In addition to its regulatory authority, King County should use incentives to  
72 protect and restore the natural environment whenever practicable. Incentives  
73 should be monitored to determine their effectiveness.

74

75 **E-102 ((NE-102))** King County should take a regional role in environmental stewardship  
76 through ~~((:))~~ direct education, coordinating of educational efforts and  
77 establishing partnerships with other entities that share similar environmental  
78 concerns or stewardship opportunities.

79

80

81 King County needs to coordinate many programs with other agencies. Coordination with the Washington  
82 State Department of Ecology and affected jurisdictions is necessary to comply with mandates of the Clean  
83 Water Act that address point and non-point source pollution. Further coordination with air quality agencies;  
84 such as the Puget Sound Air Pollution Control Agency and Puget Sound Regional Council, is needed to  
85 exchange information and develop consistent programs. Coordination with water service providers who  
86 use ground water sources is necessary to protect the region's ground water quantity and quality.

87

88

89 **E-103** King County should coordinate with local jurisdictions, federal and state  
90 agencies, federally-recognized tribes, citizen interest groups, special  
91 districts, and citizens to develop Water Resource Inventory Area plans for all  
92 areas of King County.

93

94 **E-104 ((NE-103))** Development of environmental regulations and restoration projects ((King  
95 County)) should be coordinated with local jurisdictions, federal and state  
96 agencies, federally-recognized tribes, special interest groups and citizens  
97 when protecting and restoring the natural environment consistent with Urban  
98 Growth Area, Rural Area and Natural Resource Land goals.

99

100

101 King County will use existing and updated subarea and functional plans and Water Resource Inventory  
102 Area plans to provide guidance to programs, regulations and incentives to protect and restore environ-  
103 mental quality.

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105

106 **E-105 ((NE-104))** ((King County should protect-e)) Environmental quality and important  
107 ecological functions shall be protected and ((minimize)) hazards to health  
108 and property shall be minimized through development reviews and  
109 implementation of land use plans, Water Resource Inventory Area plans,  
110 surface water management plans and programs, and park master plans.  
111 These plans shall also encourage restoration of critical areas as defined in  
112 the Growth Management Act, and include an adaptive management approach.

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**E-106 ((NE-105))**

Acresage that is not developable because of environmental constraints and values shall be assessed at a lower taxable value.

**E-107 ((NE-106))**

**((King County)) The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through ((use)) acquisition, enhancement, ((and)) incentive programs and appropriate regulations ((to encourage the protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality)). The following natural landscape features are particularly susceptible and should be protected:**

- a. Floodways of 100 year floodplains;
- b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Streams and their protective buffers;
- e. Channel migration hazard areas;
- f. Designated wildlife habitat networks;
- g. Critical Aquifer Recharge Areas ((in designated sole source aquifers));
- h. Marine beaches, wetlands, intertidal and subtidal habitat and riparian zones including bluffs;
- i. Regionally Significant Resource Areas and Locally Significant Resource Areas; and
- j. Fish and Wildlife Habitat Conservation Areas, and other critical habitat areas identified for protection through Water Resource Inventory Area plans.

**E-108 ((NE-107))**

Regulations to prevent unmitigated significant adverse impacts will be based on the importance and sensitivity of the resource. The presence of a species listed as endangered or threatened by the federal government may be considered an unusual circumstance and the County may use its authority under the State Environmental Policy Act (SEPA) to mitigate for significant adverse environmental impacts to that habitat that supports those species, pending approval by the National Marine Fisheries Service and/or the United States Fish and Wildlife Service (the "Services") of a Tri-County plan for compliance with a 4(d) rule issued by either of the Services and subsequent adoption of specific regulations by King County. Following approval by the Services and adoption of the specific regulations to protect listed salmonid species, the County shall rely upon the regulations to protect endangered and/or listed species, rather than SEPA.

**E-109 ((NE-108))**

King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, provided the agency has an approved best management practice plan approved by King County, and the plan ensures that proposed projects that may affect habitat of listed species be carried out in a manner which protects the resource or mitigates adverse impacts.

164 **B. Air Quality**

165 The preservation of clean air is essential to the quality of life enjoyed by residents of King County. Since  
166 many of the long-term solutions to air pollution in our region now depend on land use and transportation  
167 decisions, King County must assume a more active role in maintaining the region's air quality.

168  
169 The elderly, those suffering from respiratory illness, and young children are especially prone to the harmful  
170 effects of air pollutants. People with chronic respiratory problems, such as asthma, are most sensitive to  
171 ozone and particulate pollution. Studies show that ozone also damages forests, as ozone pollutant  
172 concentrations tend to increase at mountain elevations.

173  
174 The federal government measures six "primary pollutants" as representative indicators of air quality to  
175 gauge impacts of industrialization and growing automobile traffic. Each of these six pollutants are  
176 commonly found in the Puget Sound region:

- 177 • PM10/PM2.5 (Particulate Matter)
- 178 • Carbon Monoxide (CO)
- 179 • Nitrogen Dioxide (NO2)
- 180 • Ozone (O3)
- 181 • Sulfur Dioxide (SO2)
- 182 • Lead

183  
184 These "primary pollutants" are routinely measured in the Puget Sound airshed by a series of thirty-three  
185 stationary monitoring facilities. A violation of a federal air quality standard occurs when an individual  
186 monitoring site measures more 'exceedances' than allowed during a specific time frame. Recurring  
187 violations of national air quality standards in the future could jeopardize federal funding of road and transit  
188 projects in the region, underscoring the importance of the monitoring results and the need to maintain  
189 clean air in the region.

190  
191 In addition to the "primary pollutants, there are other toxic compounds in our air such as arsenic,  
192 asbestos, benzene, vinyl chloride, mercury and beryllium resulting from industry and transportation  
193 activities.

194  
195 An airshed can be compared to a watershed – it is a geographic area where air pollutants from sources  
196 "upstream" or within the area flow and are present in the air. The Puget Sound airshed is greatly  
197 influenced by four factors: urban development, the Pacific Ocean, the mountains and the weather. Most  
198 urban development has taken place at elevations near sea level adjacent to the waters of the Puget  
199 Sound. The urban corridor extends from south of Tacoma, northward across the Canadian border to  
200 Vancouver B.C. Although it is not uniform in density, most air pollution comes from the cities and the  
201 network of highways along this north/south line.

202  
203 The Puget Sound area meets federal standards for carbon monoxide – levels have dropped dramatically  
204 over the last two decades because of tougher emission standards for cars and trucks, the state motor  
205 vehicle inspection program and the use of cleaner motor fuels. The Puget Sound region also meets  
206 federal sulfur dioxide, nitrogen dioxide and lead standards.

207  
208 The Puget Sound area currently complies with the federal ozone standard, though by a slim margin. If a  
209 monitoring site registers an exceedance more than three times in a three-year period, the region is  
210 considered in violation of the federal standard. None of the Puget Sound ozone monitoring sites has  
211 measured more than two exceedances in the last two years. Likewise, data indicates that the region will  
212 meet the 24-hour standard for particulates (PM2.5), but is close to exceeding the annual particulate  
213 standard. Achieving and preserving air quality will require public education.

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216 **E-110 ((NE-201)) ((King County should reduce a)) Air pollution associated with land uses**  
217 **should be reduced by:**

- 218 a. Promoting the use of clean and efficient burning fuels;

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- b. Educating citizens about air quality problems; ~~((the health effects of high emissions of particulate matter measuring less than 10 microns (PM-10);))~~
- c. Encouraging the planting of trees;
- ~~d.((e.))~~ Encouraging the proper use of wood stoves and fireplaces; and
- ~~e.((d.))~~ Providing alternatives to burning yard waste in residential neighborhoods in the Rural Area, such as curbside yard waste collection services and convenient yard waste site collection facilities at a reasonable cost.

**E-111 ((NE-202))** ~~((King County should assess a))~~ Air quality impacts of ~~((its))~~ proposed land use actions shall be assessed when developing countywide, subarea, and local plans and transportation strategies.

**E-112 ((NE-203))** King County ~~((should))~~ supports regional efforts to improve indoor air quality.

Panoramic views are treasured as an important part of quality of life in the Northwest. Reduced visibility is caused by weather (clouds, fog, and rain) and air pollution (fine particles and gases). The most important pollution contributor is fine particulate matter (PM2.5) emissions, which are transported aloft and may remain suspended for a week or longer.

**E-113 ((NE-204))** ~~((King County should reduce air pollution e))~~ Emissions from construction and land clearing activities should be minimized.

**E-114 ((NE-205))** King County should participate in, explore and support efforts to reduce or eliminate emissions of harmful pollutants, especially compounds that contribute to global warming, acid rain and ozone depletion in the upper atmosphere. Specific areas to explore could include development of an emissions trading policy, a net environmental benefit policy, radon gas monitoring, policies on asbestos, and construction and land clearing policies which favor chipping debris instead of burning debris.

**E-115 ((NE-206))** King County should coordinate with other agencies and groups to provide information to the public on air quality problems and measures that each person can take to improve air quality.

### **C. Water Resources**

King County's water resources include Puget Sound, rivers, streams, lakes, wetlands, marine nearshore and receiving waters of Puget Sound, and ground water. These resources provide many beneficial functions, including fish and wildlife habitat, flood and erosion control, water supply for agricultural, commercial, domestic and industrial use, energy production, transportation, recreational opportunities and scenic beauty.

In order to preserve and enhance the water resources in King County, those resources must be managed as an integrated system, not as distinct and separate elements. The hydrologic cycle (the occurrence, distribution and circulation of water in the environment) is the common link among the water resources and describes their interdependence.

Our use and modification of water resources and the surrounding terrestrial environment affects how the hydrologic cycle functions and can cause unintended detrimental impacts such as flooding, erosion, degradation of water quality, loss of fish and wildlife habitat, and loss of archeological and traditional cultural

273 resources that depend upon but do not damage natural resources. In order to minimize adverse impacts  
274 on the water resources of King County and ensure our continued ability to receive the benefits they pro-  
275 vide, we need to promote responsible land and water resource planning and use.

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278 **E-116 ((NE-304))** King County shall use incentives, regulations and programs to manage its  
279 water resources (Puget Sound, rivers, streams, lakes, freshwater and marine  
280 wetlands and ground water) and to protect and enhance their multiple  
281 beneficial uses—including fish and wildlife habitat, flood and erosion control,  
282 water quality control and sediment transport, water supply, energy  
283 production, transportation, recreational opportunities and scenic beauty. Use  
284 of water resources for one purpose should, to the fullest extent practicable,  
285 preserve opportunities for other uses.

286

287 **E-117 ((NE-302))** Development ~~((should occur in a manner that))~~ shall support ~~((s))~~ continued  
288 ecological and hydrologic functioning of water resources ~~((Development))~~  
289 and should not have a significant adverse impact on water quality or water  
290 quantity, or sediment transport and should ~~((On Vashon Island,~~  
291 development should)) maintain base flows, natural water level fluctuations,  
292 ground water recharge in Critical Aquifer Recharge Areas and fish and  
293 wildlife habitat.

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295

296 A watershed is an area that drains to a common outlet or identifiable water body such as Puget Sound, a  
297 river, stream, lake or wetland. There are six major watersheds in King County (Cedar River, Green River,  
298 Puget Sound, Skykomish River, Snoqualmie River and White River) divided into 72 individual basins that,  
299 in turn, contain numerous individual water bodies with small drainages. Surface and ground waters are  
300 managed most effectively by considering potential problems and solutions for an entire watershed.  
301 Because watersheds frequently extend into several jurisdictions, effective planning and implementation  
302 must be coordinated.

303

304

305 **E-118 ((NE-303))** ~~((Future w))~~ Watershed plans ~~((should))~~ shall integrate marine and freshwater  
306 surface water, ground water, drinking water and wastewater planning to  
307 provide efficient water resource management.

308

309 **E-119** As watershed plans are developed, zoning, regulations and incentive  
310 programs may be developed, applied and monitored so that critical habitat in  
311 King County watersheds is capable of supporting sustainable and fishable  
312 salmonid populations. Watershed-based plans should define how the natural  
313 functions of watersheds critical to salmonids are protected so that the  
314 quantity and quality of water entering the streams, lakes, wetlands and rivers  
315 support salmonid spawning, rearing, resting, and migration.

316

317 **E-120 ((NE-304))** King County shall protect and should enhance surface waters, including  
318 streams, lakes, wetlands and the marine near shore and receiving waters of  
319 Puget Sound, on a watershed basis by analyzing water quantity and quality  
320 problems and their impacts to beneficial uses, including fish and wildlife  
321 habitat and flood and erosion control. Conditions of and impacts to the  
322 downstream receiving marine beaches and waters of Puget Sound shall be  
323 included in watershed management efforts. King County ~~((should))~~ shall  
324 continue to participate in the Central Puget Sound Water Resource Planning  
325 effort.

326

327 **E-121 ((NE-305))** **Responsibility for the costs of watershed planning and project**  
328 **implementation including water quality, flood hazard reduction and fisheries**  
329 **habitat protection, should be shared between King County and other**  
330 **jurisdictions within a watershed.**  
331

332 King County contains a number of wetlands, river and stream reaches that are important to the viability of  
333 fish and wildlife populations and are therefore considered biological, social and economic resources.  
334 Some resource areas were previously identified through basin plans and other resource inventory efforts,  
335 and are categorized as either Regionally Significant Resource Areas (RSRAs) or Locally Significant  
336 Resource Areas (LSRAs). RSRAs contribute to the resource base of the entire Puget Sound region by  
337 virtue of exceptional species and habitat diversity and abundance when compared to basins of similar size  
338 and structure elsewhere in the region. These areas may also support rare, endangered or sensitive  
339 species, including threatened salmonids. LSRAs contribute to the aquatic resources within a specific  
340 basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the  
341 basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity  
342 and abundance within the basin. As Water Resource Inventory Area plans are prepared in compliance  
343 with the Endangered Species Act, additional resource areas will be identified and analyzed to determine  
344 appropriate levels of resource protection.  
345

346 **E-122 ((NE-306))** **As watershed management plans, Water Resource Inventory Area plans, and**  
347 **master drainage plans are ~~((adopted))~~ approved they should apply a tiered**  
348 **system of protection that affords a higher standard of protection for more**  
349 **significant resources. Resource categories should include Regionally**  
350 **Significant Resource Areas (RSRAs), Locally Significant Resource Areas**  
351 **(LSRAs), Fish and Wildlife Habitat Conservation Areas, and remaining**  
352 **resources. Where appropriate, additional designations shall be made as**  
353 **additional information on environmental functions becomes available.**  
354 **~~((RSRAs and LSRAs shall be legislatively designated.))~~**  
355

356 **E-123 ((NE-307))** **Regionally Significant Resource Areas (RSRAs) and Locally Significant**  
357 **Resource Areas (LSRAs) shall be mapped, designated by ordinance and**  
358 **protected at appropriate levels as part of early and long-term actions towards**  
359 **salmon conservation and recovery under the ESA. These designations shall**  
360 **be based on adopted basin plans or habitat/resource assessments completed**  
361 **for the Waterways 2000 program, but may be changed or new areas may be**  
362 **designated pursuant to recommendations of Water Resource Inventory Area**  
363 **plans. The Executive shall study the standards of protection needed for**  
364 **RSRAs and LSRAs ~~((and shall report its findings and recommendations to the~~**  
365 **Council in 1996.)) The executive shall conduct a study as to which properties**  
366 **currently zoned R-1 in these areas are suitable for a high residential density**  
367 **of R-6 or more due to their lack of environmental constraints. The study will**  
368 **be presented to the Council by March 1, 2001 with recommended zoning**  
369 **changes.**  
370

371 King County's Shoreline Management Master Program (Title 25 of the King County Code) is a functional  
372 plan developed in compliance with the Washington State Shoreline Management Act of 1971. The Master  
373 Program protects streams with a mean annual flow of 20 cubic feet or more per second, lakes that are 20  
374 acres or more in size, the marine shoreline of Puget Sound and wetlands associated with these systems.  
375

376 **E-124 ((NE-308))** **Development within designated Shoreline Environments shall preserve the**  
377 **resources and ecology of the water and shorelines, avoid natural hazards,**  
378 **promote visual and physical access to the water, protect ESA listed species**  
379 **and their critical habitat, and preserve archeological, traditional cultural**  
380 **resources, shellfish resources, and navigation rights. Protection of critical**  
381 **areas shall take priority over visual values and physical access.**

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Puget Sound was included in the National Estuary Program in March 1988. The National Estuary Program requires that a comprehensive conservation and management plan for Puget Sound recommend actions to restore and protect the estuary. The 1994 Puget Sound Water Quality Management Plan is the federally approved comprehensive conservation and management plan for Puget Sound.

**E-125 ((NE-309))** **((Beginning in 1995)) King County shall implement the ((1994)) Puget Sound Water Quality Management Plan to restore and protect the biological health and diversity of the Puget Sound Basin.**

Rivers, streams, lakes and wetlands must be protected from the adverse impacts of urbanization and land use to continue functioning in a beneficial manner. Because urbanization increases stormwater runoff, control of the quantity and quality of stormwater runoff is critical. Unmitigated stormwater runoff can cause erosion, sedimentation and flooding with resulting adverse impacts on water quality, fish and wildlife habitat, property and human safety. In addition, stormwater runoff can carry pollutants such as oil, heavy metals, fertilizers, herbicides, pesticides and animal wastes into waters. Sedimentation from soil disturbed by clearing, grading, farming and logging can reduce river or stream channel capacity, fill lakes and wetlands, and smother aquatic life and habitat.

Methods of stormwater management include seasonal clearing restrictions, retention/detention, discharge and infiltration standards, and Best Management Practices.

**E-126 ((NE-310))** **((Management of s)) Stormwater runoff shall ((occur)) be managed through a variety of methods, with the goal of limiting impacts to aquatic resources, protecting and enhancing the viability of agricultural lands and promoting groundwater recharge. Methods of stormwater management shall include temporary erosion and sediment control, flow control facilities, water quality facilities as required by the Surface Water Design Manual, and Best Management Practices as described in the Stormwater Pollution Control Manual. ((Stormwater r)) Runoff caused by development shall be managed to prevent ((unmitigated significant)) adverse impacts to water resources ((caused by flow rates, flow volumes or pollutants to promote groundwater recharge, infiltration of stormwater when feasible given geological, engineering and water quality constraints. King County's current practice is to pursue non-structural methods whenever possible. In the Urban Area, methods which are land consumptive will need to be balanced with the need to protect the supply of developable land.)) and farmable lands. Regulations shall be developed for lands outside of the Urban Areas that favor non-structural stormwater control measures when feasible including: vegetation retention and management; seasonal clearing limits; limits on impervious surface; and limits on soil disturbance.**

The Federal Clean Water Act requires states to prepare a list of water bodies that do not meet water quality standards. This list, known as the 303(d) list, is prepared for Washington State by the State Department of Ecology, and must be submitted to the U.S. Environmental Protection Agency (EPA) every two years. The water bodies on the list consist of "water quality limited" estuaries, lakes, rivers and streams that fall short of state surface water quality standards, and are not expected to achieve standards after implementation of technology-based controls. These standards are intended to ensure that our waters can be beneficially used for purposes we all enjoy, from fishing, swimming, boating, and drinking to industrial and agricultural purposes, and fish habitat. The beneficial uses that are intended to be protected by water quality standards are those that have existed or could have existed in the waterbody from November 1975 or later.

436 EPA requires that states set priorities for cleaning up impaired waters and establish a Total Maximum  
437 Daily Load (TMDL) for each. A TMDL, or water cleanup plan, entails analysis of how much pollution a  
438 waterbody can receive and still support its beneficial uses. The cleanup plan also includes  
439 recommendations for controlling pollution sources and a monitoring plan to test the plan's effectiveness.  
440 TMDL's have been approved by EPA for the Snoqualmie River, Lake Ballinger, Pipers Creek, Lake  
441 Fenwick, Lake Sawyer, and the Duwamish River and Lower Green. A complete listing of TMDLs and the  
442 303(d) list can be found on the Department of Ecology's web site at [www.wa.gov/ecology/wq/303d/](http://www.wa.gov/ecology/wq/303d/).  
443

444 **E-127** **Surface waters designated by the State as Water Quality Impaired under the**  
445 **Clean Water Act (water bodies included on the State 303(d) list) shall be**  
446 **improved through monitoring, source controls, best management practices,**  
447 **enforcement of existing codes, and Total Maximum Daily Load plans**  
448 **(TMDLs). The water quality of all other state-classified water bodies shall be**  
449 **maintained or improved through these same measures, and other additional**  
450 **measures that may be necessary to ensure there is no loss of existing**  
451 **beneficial uses. Any beneficial uses lost since November 1975 shall be**  
452 **restored wherever practicable, consistent with the Federal Clean Water Act.**  
453

454 There are approximately 3,126 miles of rivers and streams in King County. The river and stream chan-  
455 nels, the surrounding riparian (streamside) areas and upland areas all contribute to the functioning and  
456 integrity of rivers and streams. Many rivers and streams provide critical habitat for many species of wildlife  
457 and fish, including salmonids.  
458

459 **E-128 ((NE-311))** **River and stream channels, stream outlets, headwater areas, and riparian**  
460 **corridors should be preserved, protected and enhanced for their hydraulic,**  
461 **hydrologic, ecological and aesthetic functions, including their functions in**  
462 **providing woody debris sources to salmonid bearing streams.**  
463

464 There are approximately 700 lakes in King County ranging in size from less than one acre to Lake Wash-  
465 ington. These lakes provide critical habitat for many species of fish and wildlife, including salmonids, as  
466 well as recreational opportunities and scenic beauty. Development near lakes can alter their functioning  
467 and lead to eutrophication (increases in nutrients). Eutrophication promotes the excessive growth of plant  
468 and animal life with the eventual depletion of oxygen levels caused by decay of the excess organic matter.  
469

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471 **E-129 ((NE-313))** **Lakes should be protected through management of lake watersheds and**  
472 **shorelines. Lakes sensitive to nutrients shall be protected through the**  
473 **management of nutrients that stimulate algae blooms and aquatic plant**  
474 **growth. Where sufficient information is available, measurable standards for**  
475 **lake quality should be set and management plans established to meet the**  
476 **standards. Formation of lake management districts or other financing**  
477 **mechanisms should be considered to provide the financial resources**  
478 **necessary to support actions for protection of sensitive lakes.**  
479

480  
481 Wetlands are valuable natural resources in King County. They include shallow or deep marshes, bogs,  
482 ponds, wet meadows, forested and scrub-shrub communities and other lands supporting a prevalence of  
483 vegetation adapted to saturated soils. Many of the larger wetlands in King County are mapped in the  
484 County's *Sensitive Areas Map Folio*, and their vegetation, hydrology and wildlife are briefly described in the  
485 King County Wetlands Inventory.  
486

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488 **E-130 ((NE-314))** **King County shall use as minimum standards, the ("1987 U.S. Army Corps of**  
489 **Engineers Wetland Delineation Manual" in conjunction with the "1994**  
490 **Washington Regional Guidance on the 1987 Wetland Delineation Manual")**

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Washington State Wetlands Identification and Delineation Manual, 1997 or its successor which is adopted by the King County Council and is the scientifically accepted replacement methodology based on better technical criteria and field indicators.

**E-131 ((NE-315))** King County shall work with other jurisdictions and federally-recognized tribes to establish uniform countywide wetlands policies ((and a classification system for wetlands)) that ((allows for the designation)) provide protection of both regionally and locally unique wetlands.

Wetlands are productive biological systems, providing habitat for fish and wildlife. They may serve as outdoor classrooms for scientific study. Some are used for hiking, hunting, and fishing. Wetlands also store flood waters and control runoff, thereby reducing flooding, downstream erosion and other damage. Further, wetlands protect water quality by trapping sediments and absorbing pollutants. They discharge ground water, making it available to plants and animals. Wetlands store peak flows and discharge to streams in dry periods, thus enabling fish and other riparian animal populations to survive. These wetland functions need consideration from a watershed perspective.

**E-132 ((NE-316))** King County's overall goal for the protection of wetlands is no net loss of wetland functions ~~((or values))~~ within each drainage basin. Acquisition, enhancement, regulations, and incentive programs shall be used independently or in combination with one another to protect and enhance wetlands functions. ~~((Wetland values shall be protected only through acquisition, enhancement and incentive programs.))~~

**E-133 ((NE-317))** Development adjacent to wetlands shall be sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.

The functions and values of a wetland will change as land use surrounding the wetland changes. Fragmentation of habitat is considered the greatest threat to native biodiversity. Wetlands in the Urban Growth Area will experience the greatest reduction in the number of native animals and plants due to habitat fragmentation. The County recognizes that trading some isolated Class 3 wetlands in exchange for mitigation that contributes to a larger connected wetland system can often achieve greater resource protection in the Urban Growth Area.

Protecting native species biodiversity depends upon maintaining biological linkages and preventing fragmentation of wetland habitats. Small wetlands strategically located between other wetlands may provide important biological links between other, higher quality wetlands. Wetlands adjacent to habitat networks also are especially critical to wildlife functions and should receive special consideration in planning land use.

**E-134 ((NE-318))** Areas of native vegetation that connect wetland systems should be protected. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms shall be used.

**E-135 ((NE-319))** The unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs and fens shall be protected through the use of incentives, acquisition, Best Management Practices, and implementation of

- 545 **the King County Surface Water Design Manual to control and/or treat**  
546 **stormwater within the wetland watershed.**  
547
- 548 **E-136 ((NE-320)) Public access to wetlands for scientific, recreational use, and traditional**  
549 **cultural use is desirable, providing that public access trails are carefully**  
550 **sited, sensitive habitats and species are protected, and hydrologic continuity**  
551 **is maintained.**  
552
- 553 **E-137 ((NE-321)) King County should continue to review wetland research and evaluate the**  
554 **need for changes in its wetland protection programs.**  
555
- 556 **E-138 ((NE-322)) Enhancement or restoration of degraded wetlands may be allowed to**  
557 **maintain or improve wetland functions provided that all wetland functions are**  
558 **evaluated in a wetland management plan, and adequate monitoring, code**  
559 **enforcement and evaluation is provided and assured by responsible parties.**  
560 **Restoration or enhancement must result in a net improvement to the**  
561 **functions of the wetland system. Technical assistance to small property**  
562 **owners should be considered.**  
563
- 564 **E-139 ((NE-323)) Alterations to wetlands may be allowed to:**  
565 **a. ((a)) Accomplish a public agency or utility development;**  
566 **b. ((p)) Provide necessary utility, stormwater tightline and road**  
567 **crossings; or**  
568 **c. ((a)) Avoid a denial of all reasonable use of the property, provided all**  
569 **wetland functions are evaluated, the least harmful and reasonable**  
570 **alternatives are pursued, ((and)) affected significant functions are**  
571 **appropriately mitigated, and mitigation sites are provided with**  
572 **monitoring.**  
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- 575 **When adverse impacts cannot be avoided, compensatory mitigation may be allowed. This means the**  
576 **replacement of project-induced losses of wetland functions and values will be permitted through wetland**  
577 **creation, restoration or enhancement. The County recognizes that, especially in the Urban Growth Area,**  
578 **allowing alteration of isolated Class 3 wetlands in exchange for compensatory mitigation contributes to a**  
579 **larger connected wetland system and may achieve greater resource protection.**  
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- 582 **E-140 ((NE-324)) In the Urban Area, protection standards for low function, isolated Class 3**  
583 **wetlands may be lower than standards in the rural area.**  
584
- 585 **E-141 ((NE-325)) Mitigation sites should replace or augment the functions to be lost as a result**  
586 **of the project proposal. Wetland mitigation proposals should be approved if**  
587 **they would result in improved overall wetland functions within a drainage**  
588 **basin. All wetland functions should be considered. Mitigation sites should**  
589 **be located strategically to alleviate habitat fragmentation, and avoid impacts**  
590 **to and prevent loss of farmable land within Agricultural Production Districts.**  
591
- 592 **E-142 ((NE-326)) Mitigation projects should contribute to an existing wetland system or**  
593 **restore an area that was historically a wetland. The goal for these mitigation**  
594 **projects is no net loss of wetland functions per drainage basin.**  
595
- 596 **~~((NE-327))~~ Mitigation sites should replace or augment the functions to be lost as a result**  
597 **~~of the project proposal. Further, mitigation sites should be located~~**  
598 **~~strategically to alleviate habitat fragmentation.))~~**

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**E-143 ((NE-328)) Land used for wetland mitigation should be preserved in perpetuity. Monitoring and maintenance in conformance with King County standards should be provided by the project proponent until the success of the site is established.**

Mitigation banks are a form of regional compensatory mitigation, with the goal providing greater resource protection and benefit to the public. A mitigation bank allows for the consolidation of multiple, small mitigation projects into a large-scale wetland complex, resulting in economies of scale in planning, implementation and maintenance. Consolidation also can result in wetlands of greater value because of their size and the commitment to long-term management. Mitigation banking allows a project proponent to generate bank credits by contributing to the creation or restoration of the bank site.

**E-144 ((NE-329)) The County in partnership with jurisdictions and interested parties should ~~((develop a plan for the establishment of a))~~ implement the wetland mitigation banking program.**

**E-145 Creation of wetland mitigation banks is not allowed in the Agricultural Production District when the purpose is to compensate for filling wetlands for development outside the APD.**

Floodplains are lands adjacent to lakes, rivers and streams that are subject to periodic flooding. Floodplains naturally store flood water, protect water quality and are valuable for recreation, agriculture and fish and wildlife habitat. Floodplains also provide a deposition zone for sediments mobilized by rivers and streams. Wetlands are often an integral part of floodplains. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

Development can reduce the floodplain's ability to store and convey floodwaters, thereby increasing the velocity and depth of floodwaters in other areas. In addition, floodplain development often occurs at the expense of important fish and wildlife habitat. King County has adopted the Flood Hazard Reduction Plan to provide guidance for decisions related to land use and flood control activities.

**E-146 ((NE-330)) The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian corridors ~~((should))~~ shall be protected, and should, where possible, be enhanced or restored.**

**E-147 ((NE-331)) King County's floodplain land use and floodplain management activities ~~((should))~~ shall be carried out in accordance with the King County Flood Hazard Reduction Plan.**

Protecting ground water is an important regional issue because ground water provides approximately 30 percent of the water used in King County. The natural hydrologic system can be altered by development practices and overuse of the aquifer. The result may be depletion of aquifers. Ground water is also subject to contamination from human activity. Once a source of ground water is contaminated it may be lost forever. The cost of protection is considerably less than the cost of remediation and replacement.

**E-148 ((NE-332)) In unincorporated King County, areas identified as sole source aquifers or as areas with high susceptibility for ground water contamination where aquifers**

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are used for potable water are designated as Critical Aquifer Recharge Areas as shown on the map, entitled Areas Highly Susceptible to Ground Water Contamination. Since this map focuses primarily on water quality issues, the county shall work in conjunction with cities and ground water purveyors to designate and map recharge areas which address ground water quantity concerns as new information from ground water and wellhead protection studies adopted by county or state agencies becomes available. Updating and refining the map shall be an ongoing process.

**E-149 ((NE-333))**

King County should protect the quality and quantity of ground water countywide by:

- a. ~~((Placing a priority on i))~~ Implementing ~~((ion-of))~~ adopted Ground Water Management Plans;
- b. ~~((Developing a process by which King County will r))~~ Reviewing and implementing ~~((as appropriate, adopted))~~ approved Wellhead Protection Programs in conjunction with cities, state agencies and ground water purveyors; ((and))
- c. Developing, with affected jurisdictions, best management practices for ~~((new))~~ development and for forestry, agriculture, and mining operations ~~((recommended in))~~ based on adopted Ground Water Management Plans and Wellhead Protection Programs ~~((as appropriate))~~. The goals of these practices should be to promote aquifer recharge quality and to strive for no net reduction of recharge to ground water quantity ~~((;-))~~ ; and
- d. Refining regulations ~~((as appropriate))~~ to protect critical aquifer recharge areas and well-head protection areas ~~((when information is evaluated and adopted by King County))~~.

**E-150 ((NE-334))**

King County should protect ground water recharge quantity ~~((in the Urban Growth Area))~~ by promoting methods that infiltrate runoff where site conditions permit, except where potential ground water contamination cannot be prevented by pollution source controls and stormwater pretreatment.

**E-151 ((NE-335))**

In making future zoning and land use decisions which are subject to environmental review, King County shall evaluate and monitor groundwater policies, their implementation costs, and the impacts upon the quantity and quality of ground water. The depletion or degradation of aquifers needed for potable water supplies should be avoided or mitigated, and the need to plan and develop feasible and equivalent replacement sources to compensate for the potential loss of water supplies should be considered.

**E-152 ((NE-336))**

King County should protect ground water in the Rural Area by:

- a. Preferring land uses that retain a high ratio of permeable to impermeable surface area and that maintain or augment the infiltration capacity of the natural soils; and
- b. Requiring standards for maximum vegetation clearing limits, impervious surface limits, and, where appropriate, infiltration of surface water. These standards should be designed to provide appropriate exceptions consistent with Policy ~~((R-246))~~ R-232.

**E-153**

King County, in cooperation with the Vashon-Maury Island Groundwater Management Committee, Vashon-Maury Island Community Council and local water purveyors, shall undertake a new comprehensive study of ground and

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surface water resources and impacts on Vashon and Maury Islands. This study shall include on-going well monitoring and other data gathering. The study shall recommend appropriate policy and planning actions that may be necessary to protect the ground and surface water resources. Pending the completion of the study and the County's action on it, applicants for new on-site sewage disposal permits on Vashon-Maury Islands shall be required to demonstrate the following:

- a. That the location of the on-site sewage disposal system is not within 200 feet of the documented boundaries of upper-aquifer groundwater contamination or a surface water body or stream, or
- b. That the new on-site sewage disposal system is designed to replace an existing disposal system and is likely to reduce impacts to ground and surface waters; or
- c. That, if the size or features of a parcel make it infeasible to satisfy the 200-foot setback provided in subsection (a) above, the proposed on-site sewage disposal system uses the best available technology to reduce potential impacts to ground and surface waters. In such circumstances, the County may require periodic monitoring.

## D. Erosion and Landslide Hazards

King County is located on the active, tectonic Pacific "Ring of Fire," which is characterized by numerous, dynamic geologic processes that include frequent earthquakes and recurring volcanic eruptions. The relatively recent glacial history has left numerous steep and unstable hillsides throughout the County. Because of these steep and unstable hillsides, many areas of the County are prone to naturally occurring landslides and treefalls. Snow avalanches are also a common occurrence in the Cascade Mountains in Eastern King County. Often times the result of these naturally occurring events can be beneficial to the environment, by providing gravel and woody debris in streams and rivers, and continuing the process of natural regeneration. Salmon need gravel for spawning and in-stream debris for cover and to provide shade and regulate temperature. King County must balance the positive benefits of these natural occurrences with any adverse impacts that pose a threat to public health and safety. The County must also strike a balance between allowing naturally occurring landslides and erosion, and the need to prevent the unnatural acceleration of landslides and erosion due to development activities. Coal mines have created additional areas of subsidence and instability in addition to those which occur naturally. When human activity occurs in areas subject to such active geologic processes, the potential consequences to life, property and environmental integrity can be enormous. If geologic processes are recognized and appropriately addressed in the course of development activities, adverse consequences can be substantially reduced if not completely eliminated. King County maintains inventories and maps of geologic hazards in the *King County Sensitive Areas Map Folio*.

### 1. Erosion Hazard Areas

Virtually any area in King County can experience soil erosion if subjected to inappropriate grading and construction practices. The U.S. Department of Agriculture Soil Conservation Service has identified certain soil types in King County as being especially subject to erosion, if disturbed. The approximate extent of these areas is shown in the *King County Sensitive Areas Map Folio*. These Erosion Hazard Areas may not be well suited to high density developments and intensive land uses because of the sensitivity of these soils to disturbance.

**E-154 ((NE-401))** Grading and construction activities **((should)) shall** implement erosion control Best Management Practices and other development controls as necessary to reduce sediment **and pollution** discharge from construction sites to minimal levels.

**E-155 ((NE-402))** Land uses permitted in **((mapped))** Erosion Hazard Areas **((should)) shall** minimize soil disturbance and **should** maximize retention and replacement of native vegetative cover.

**E-156 ((NE-403))** Slopes with a grade of 40 percent or more **((should)) shall** not be developed unless the risks and adverse impacts associated with such development can be reduced to a non-significant level. **No disturbance zones shall be designated where basin plans identify the need to prevent erosion damages in areas that are extremely sensitive to erosion impacts. Properly designed stormwater tightlines may be allowed within designated no-disturbance zones.**

Vegetation is an important component of the natural environment. This general term refers to all plant life growing at, below or above the soil surface. It includes trees, shrubs, herbs, grasses and aquatic plants.

Vegetation, especially forests, provides many significant ecological functions. Vegetation absorbs, filters and slows surface water flow. This is particularly important over aquifer recharge areas. Native vegetation also provides wildlife habitat to which native species are well-adapted. Forests are key components in atmospheric cycles; they absorb carbon dioxide, produce oxygen and filter particulate matter. Additionally, they absorb noise and are aesthetically pleasing.

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Noxious weeds are non-native invasive plants that pose a threat to health and safety, agriculture, wildlife, wetlands and recreational areas. They tend to spread in areas that have been disturbed by urban development and agriculture and are difficult to eradicate once they become established. Without natural predators, some noxious weeds can displace native plant communities, reducing plant diversity. Invasive plants also decrease the quality of wildlife habitats, reduce visual quality, and increase maintenance and production costs for natural resource managers and farmers.

**E-157 ((NE-501))** King County should protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

**E-158 ((NE-502))** Through training and other programs, King County should actively encourage the use of environmentally safe methods of vegetation control. Herbicide use should be minimized. King County should be a good steward of public lands and protect water quality, by reducing the use of insecticides, herbicides and fungicides through the use of integrated pest and vegetation management practices.

**E-159 ((NE-503))** The use of native plants should be encouraged in landscaping requirements and erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands.

**E-160 ((NE-504))** ~~((As part of King County's basin planning process,))~~ In response to watershed-based salmon conservation Water Resource Inventory Area plans and as part of King County's continued basin planning and stewardship programs, King County may adopt vegetation retention goals for ((each)) specific drainage basins ((in the Rural Area)). These goals should be consistent with Policy ((R-246)) R-232, as applicable. The County should ((explore)) adopt incentives and regulations to attain these goals, and the County should monitor their effectiveness.))

## **2. Landslide and Avalanche Hazard Areas**

Certain hillsides in King County are either naturally unstable or susceptible to instability when disturbed. These hillsides contain slopes greater than 15 percent, are underlain by impermeable soils, and are subject to seepage. They also include areas that have experienced landslides in the past and have slopes that are being undermined by stream or beach erosion. Construction in these areas is expensive and difficult. Landslides on such slopes following development can result in enormous public and private costs and severe threats to human health and safety. Such landslides can also cause severe natural resource damage.

Many of the mountainsides in the Cascade Range in Eastern King County are subject to snow avalanches during the winter. Such avalanches are destructive and can be deadly. King County supports all efforts to monitor and share information regarding avalanche dangers and to alert the public of those dangers.

**E-161 ((NE-404))** **Avalanche or Landslide Hazard Areas should not be developed unless the risks and adverse impacts associated with such development can be reduced to a non-significant level. Development proposed in or adjacent to avalanche or landslide hazard areas shall be adequately reviewed and mitigated to ensure development does not increase landslide or erosion hazards that would adversely impact downstream properties or natural resources.**

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**3. Coal Mine Hazard Areas**

King County has a long and varied history of underground and surface coal mining. Some coal mining was conducted by large, well-capitalized mining companies which used methods such as detailed underground and surface mapping and protection of surface improvements. Other mines were small operations or re-mining operations that sought to maximize coal extraction with less regard for surface impacts or mapping. Some intensively developed areas of King County are located over abandoned underground coal workings, including Talbot Hill and the north Benson Hill of Renton, the Spring Glen area around Cascade Vista, East Fairwood, Black Diamond, southwest Issaquah, and the Newcastle/Coal Creek area.

The greatest dangers to people, wildlife and surface facilities typically exist around mine portals, timber chutes, air shafts, and workings which have collapsed to the surface. Other areas were deep mined by "room and pillar" mining techniques in which "pillars" of coal were left to provide support for the mining of adjacent "rooms." Once abandoned, pillars would collapse and rooms of mined-out coal would fill with collapsed roof material, coal debris and water. Regional downwarping of these areas was generally not observable and usually happened in the early years following mining of a section. Deep mined areas with a high ratio of overburden/cover-to-void usually present no hazards for surface development. However, areas with low overburden/cover-to-void ratio present higher risks and may require more advanced investigations and construction techniques for development. Mine portals, timber chutes, airshafts, and workings which have collapsed to the surface require the greatest need for detailed engineering studies to ensure that these sites are safe for new, productive use.

**E-162 ((NE-405))** King County encourages the elimination of coal mine hazard areas and will work with public and private property owners and the office of Surface Mining, Reclamation, and Enforcement to eliminate hazards and return lands to their highest productive uses. Land use plans and development activities should reflect the potential hazards in these areas. Residential, commercial, and industrial development may occur in coal mine hazard areas following study and engineering reports which detail the extent of the hazards, if any, and mitigation. Significant hazards associated with abandoned coal mining workings should be eliminated or mitigated so the site is safe using appropriate criteria to evaluate the proposed subsequent use. King County recognizes that most areas underlain by deep underground mining may be suitable for new development. Landowners and their consultants may be required to provide studies and reports with recommendations from licensed, professional engineers. Proposed surface facilities over some hazard areas may need to incorporate special design and performance tolerances for structures and infrastructure improvements. The location and de-classification of coal mine hazard features should be shown on recorded plat maps or site plans of the property. When new information regarding the location of coal mine hazard areas is discovered, it should be added to or deleted from existing maps and databases that record coal mine hazard area information.

King County is an earthquake-prone region subject to ground shaking, seismically induced landslide and liquefaction of soil. Areas with low density soils are likely to experience greater damage from earthquakes. Areas in King County with a high potential for seismic induced subsidence, landslide, and other damages are shown in the *King County Sensitive Areas Map Folio* under seismic and landslide hazard areas.

893 **E-163 ((NE-406))** In areas with severe seismic hazards, special building design and  
894 construction measures should be used to minimize the risk of structural  
895 damage, fire and injury to occupants and to prevent post-seismic collapse.  
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897 **E-164 ((NE-407))** King County should support efforts to model the effects of a mudflow  
898 comparable to the prehistoric mudflow which occurred in the White River  
899 drainage basin.))  
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## 902 **E. Fish and Wildlife**

903 It is King County's goal to conserve fish and wildlife resources in the County and to maintain countywide  
904 biodiversity. This goal may be achieved through implementation of several broad policy directions that  
905 form an integrated vision for the future. Each of the pieces are necessary for the whole to be successful.  
906 The policy objectives are to 1) identify and protect critical fish and wildlife habitat conservation areas,  
907 2) link those critical habitat areas and other protected lands through a network system, and 3) integrate  
908 fish and wildlife habitat and conservation goals into new and existing developments. Conservation of  
909 biodiversity is necessary if wildlife benefits currently enjoyed by residents of the County are to be enjoyed  
910 by future generations.  
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913 **E-165 ((NE-601))** The County shall strive to maintain the existing diversity of species and  
914 habitats in the County. In the Urban Growth Area, King County should strive  
915 to maintain a quality environment which includes fish and wildlife habitats  
916 that support the greatest diversity of native species consistent with the  
917 density objectives. The County should maximize wildlife diversity in the  
918 Rural Area.  
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920 **E-166 ((NE-602))** Fish and wildlife should be maintained through conservation and  
921 enhancement of terrestrial, air, and aquatic habitats.  
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923 **E-167 ((NE-603))** Habitats for species which have been identified as endangered, threatened,  
924 or sensitive by the state or federal government shall not be reduced and  
925 should be preserved. In the Rural Area and Natural Resource Lands,  
926 habitats for candidate ((priority)) species identified by the county, as well as  
927 species identified as endangered, threatened, or sensitive by the state or  
928 federal government shall not be reduced and should be preserved.  
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931 The Growth Management Act requires jurisdictions to designate Fish and Wildlife Habitat Conservation  
932 Areas for protection. The Washington Administrative Code (WAC) sets out guidelines that jurisdictions  
933 must consider when designating these areas. As set forth in the WAC guidelines, Fish and Wildlife  
934 Habitat Conservation Areas include:  
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- 936 a. Areas with which endangered, threatened, and sensitive species have a primary  
937 association;  
938 b. Habitats and species of local importance;  
939 c. Commercial and recreational shellfish areas;  
940 d. Kelp and eel grass beds; herring and smelt spawning areas;  
941 e. Naturally occurring ponds under 20 acres and their submerged aquatic beds that  
942 provide fish or wildlife habitat;  
943 f. Waters of the state;  
944 g. Lakes, ponds, streams, and rivers planted with game fish by a governmental or  
945 tribal entity; or  
946 h. State natural area preserves and natural resource conservation areas.

947 It is important to note that for some species, mere presence is not considered significant. Significant  
948 habitats, for some species, are those areas that may be limited during some time of the year or stage of  
949 the species life cycle.

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951 King County has reviewed these guidelines and has developed policies E-168 through E-172 that address  
952 the various species included in the WAC guidelines. These policies recognize the tiered listing of these  
953 species and their habitats as defined by the United States Fish and Wildlife Service and the Washington  
954 State Department of Fish and Wildlife. These policies also recognize the need to regularly review the  
955 information developed on species and habitats and amend the tiered listing as appropriate.

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**E-168 ((NE-604))** King County shall designate and protect, through measures such as regulations, incentives, capital projects or purchase, the following Fish and Wildlife Habitat Conservation Areas found in King County:

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**E-169 ((NE-605))** King County should protect ((all)) the following ((priority)) species of local importance ((and their habitats)), as listed by the Washington Department of Fish and Wildlife and ((found in and)) listed by King County, on lands outside of the Urban Growth Area, where they are likely to be most successful. Protection should be accomplished through regulations, incentives or purchase.

((Priority Species of local importance include: birds—trumpeter swan, tundra swan, snow goose band-tailed pigeon, mammals—marten, beaver, Columbian black-tailed deer, elk, mountain goat.))

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**Species of local importance are:**

- a. mollusks - Geoduck clam ((;)) and Pacific oyster;**
- b. crustaceans - Dungenous crab((;)) and Pandalid shrimp;**
- c. echinoderms- Red urchin;**
- d. fish - white sturgeon, Pacific herring, channel catfish, longfin smelt, surfsmelt, Pacific cod, Pacific whiting, black rockfish, copper rockfish, quillback rockfish, yelloweye rockfish, lingcod, Pacific sand lance, English sole, and rock sole;**
- e. birds – Trumpeter swan, Tundra swan, Snow goose, Band-tailed pigeon, Brant, Harlequin duck, Blue grouse, Mountain quail, and Western bluebird;**
- f. mammals - marten, mink, Columbian black-tailed deer, elk, and mountain goat((; priority habitats – caves, cliffs, consolidated marine/estuarine shorelines, estuary, old growth/mature forest, unconsolidated marine/estuarine shorelines, snag-rich areas, talus slopes)).**

**E-170**

**King County should protect the following priority habitats listed by the Washington Department of Fish and Wildlife that are not otherwise protected by policies and codes. Protection should be accomplished through regulations, incentives or purchase. Priority habitats are: caves, cliffs, consolidated marine/estuarine shorelines, estuary, old growth/mature forest, unconsolidated marine/estuarine shorelines, snag-rich areas, and talus slopes.**

**E-171 ((NE-606))**

**Development proposals should be assessed for the presence of species of local importance. ((The evaluations)) A comprehensive assessment should follow a standard procedure or guidelines and ((The identification of species which need protection)) shall occur one time during the development review process. ((This work shall be completed as established in a single set of study guidelines)).**

**E-172 ((NE-607))**

**King County should regularly review the Washington State Department of Fish and Wildlife's list of Priority Species and other scientific information on ((important-local)) species of local importance, and evaluate whether any species should be added to or deleted from the list in Policies ((NE-604)) E-169 and((NE-605)) E-170. Any additions or deletions should be made through the annual amendment process for the Comprehensive Plan.**

Existing buffer requirements for streams and wetlands are not intended to, and do not, always adequately protect wildlife resources in those sensitive areas. Areas with critical wildlife resources may need larger buffers to protect the resource.

**E-173((NE-608))**

**Stream and wetland buffer requirements may be increased to protect ((Endangered, Threatened, and Priority wildlife)) species of local importance, as listed in this chapter, and their habitats, as appropriate. Whenever possible, density transfers and/or buffer averaging should be allowed.**

Salmon are particularly important because of their significance to local and regional character, federally-recognized tribes and the fisheries industry. Several salmon stocks within King County and other areas of Puget Sound are in a serious state of decline. Several salmon stocks within King County have been or are about to be listed under the Endangered Species Act. The most effective way to protect and enhance native fish populations is through protection of those river and stream channels, riparian corridors, lakes,

1055 wetlands, headwaters and watersheds that provide or impact spawning and rearing habitat, food  
1056 resources and fish passage. Intermittent streams also can be critical to native fish populations. Fish  
1057 enhancement facilities currently are still critical to the maintenance of salmon stocks and the fisheries  
1058 industry.

1059  
1060 **E-174 ((NE-609))** King County should protect salmonid habitats by ensuring that land use and  
1061 facility plans (transportation, water, sewer, electricity, gas) include riparian  
1062 and stream habitat conservation measures developed by the County, cities,  
1063 federally-recognized tribes, service providers, and/or state and federal  
1064 agencies. Development within basins that contain fish enhancement  
1065 facilities should consider significant adverse impacts to those facilities.

1066  
1067 Protection of isolated blocks of habitat will not adequately protect wildlife in King County. Critical wildlife  
1068 habitats and refuges need to be connected across the landscape through a system of habitat networks.  
1069 Some areas may be important because they connect other areas together.

1070  
1071 Network width is related to requirements of desired wildlife species, length of network segment and other  
1072 desired uses within the network. Wider corridors will be required for larger species if the distance  
1073 between refuges is great or if multiple uses, such as public access and trails, are desired. Since it may  
1074 not be possible to protect wide corridors in the Urban Growth Area, it may not be possible to  
1075 accommodate larger wildlife species in all areas. Networks will address some of the problems of habitat  
1076 fragmentation for smaller species within the Urban Growth Area.

1077  
1078 Potential linkages are identified on the Wildlife Network and Public Ownership Map. Open spaces set  
1079 aside during subdivision of land should be located to make connections with larger off-site systems. This  
1080 approach will also benefit other open space goals.

1081  
1082  
1083 **E-175 ((NE-640))** Dedicated open spaces and designated sensitive areas help provide wildlife  
1084 habitat. Habitat networks for Threatened, Endangered and Priority species of  
1085 local importance, as listed in this chapter shall be designated and mapped.  
1086 ~~((Other Priority-h))~~ Habitat networks for other Priority Species in the Rural  
1087 Area should be designated and mapped. Planning should be coordinated to  
1088 ensure that connections are made with adjacent segments of the network.  
1089 King County should provide incentives for new development within the  
1090 networks to incorporate design techniques that protect and enhance wildlife  
1091 habitat values.

1092  
1093 King County shall also protect the habitat for candidate species, as listed by  
1094 the Washington Department of Fish and Wildlife, found in King County  
1095 outside of the Urban Growth Area.

1096  
1097  
1098 **E-176 ((NE-644))** King County should work with adjacent jurisdictions, state and federal  
1099 governments and federally recognized tribes during development of land use  
1100 plans, Water Resource Inventory Area plans, ((development)) and site  
1101 development reviews to identify and protect habitat networks at jurisdictional  
1102 boundaries.

1103  
1104 A key element in a comprehensive wildlife protection program is the integration of wildlife and habitats into  
1105 developments of all types. Protection of many types of wildlife does not have to be at odds with many  
1106 types of development. Urban multifamily projects, industrial developments, new school facilities and rural  
1107 open space projects all provide opportunities to enhance wildlife amenities. Residential developers and  
1108 businesses have been able to use wildlife in marketing strategies to attract more potential homeowners,  
1109 renters and quality employees.

1110  
1111 Techniques such as minimizing clearing during site preparation, using native plant species in required  
1112 buffers, landscaping, using bridges rather than culverts to cross streams and innovative site design can be  
1113 used to promote wildlife and minimize problems with nuisance wildlife. Other plan elements, such as open  
1114 space, road system design and housing density, also have related impacts on the remaining wildlife  
1115 values that must be considered.

1116  
1117 Benefits to wildlife are enhanced if screening and landscaping is composed of native vegetation. Retention  
1118 of natural vegetation can provide the same wildlife and aesthetic benefits at a lower cost.  
1119

1120

1121 E-177 ((NE-642)) New development should, where possible, ((!))incorporate((ing)) native plant  
1122 communities ((should be encouraged where possible into development  
1123 proposals)), both through preservation of existing native plants into the site  
1124 plan, and addition of new native plants.

1125

1126 E-178((NE-643)) The County should be a good steward of public lands and should integrate  
1127 fish and wildlife habitats into capital improvement projects whenever  
1128 feasible. Fish and Wildlife Habitat Conservation Areas should be protected  
1129 and where possible, enhanced as part of capital improvement projects.

1130

1131 E-179 ((NE-644)) The County should promote voluntary wildlife habitat enhancement projects  
1132 by private individuals and businesses through educational and incentive  
1133 programs.

1134

1135

## 1136 **F. Soils and Organics**

1137 Soils play a critical role in the natural environment. Healthy soils keep disease-causing organisms in  
1138 check, recycle and store nutrients, and provide an important medium for air and water to pass through.  
1139 The properties of a healthy soil are similar to those of a sponge, faucet and filter. They naturally regulate  
1140 the flow of water, bind and degrade pollutants. The presence of millions of macro and microorganisms in  
1141 soil creates a "vibrant soil culture" where organic material is consumed and air and water are retained.  
1142 Nutrients are made available to plants to allow healthy root growth and oxygen generation.

1143

1144 Human activity often causes soil compaction, removal and erosion of healthy, native soils. Fewer  
1145 organisms are present in disturbed soils. The resulting decrease in organic matter inhibits the soil's ability  
1146 to hold water, which increases surface water runoff. In addition, plants can not thrive in disturbed soils  
1147 because of the lack of nutrients. This, in turn, causes people to use more chemical fertilizers, pesticides,  
1148 and water to induce plant growth.

1149

1150 Increasing the organic content in disturbed soils can help restore their environmental function.  
1151 Composted organic materials that might be used include yard debris, food and wood wastes, soiled paper,  
1152 biosolids and/or livestock wastes, but not fly ash from industrial smokestacks. Benefits of incorporating  
1153 composted organic materials in soils include: improved stream habitat, healthier plants, and closing the  
1154 recycling loop for organic materials.

1155

1156 Organic soil content can be increased during the development process. Typically, in a new development,  
1157 topsoil is removed, and then later replaced. Developers can incorporate composted organic materials  
1158 during the construction process by replacing removed topsoil with organics in areas to be landscaped to  
1159 mitigate the impacts of development.

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1161 E-180 Conservation of native soils should be accomplished through various  
1162 mechanisms to ensure soils remain healthy and continue to function as a  
1163 natural sponge and filter, minimizing erosion and surface water runoff. Native

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soils should be retained on site and reused on site to the maximum extent possible.

**E-181 Organic matter should be used in disturbed soils, such as those found in developed areas, and shall be increased through various mechanisms.**

Organics comprise a large portion of the waste generated by King County residences, businesses and farms. This organic waste stream requires significant solid waste, farm management, and wastewater treatment resources. Many of these "waste materials" (yard debris, food and wood waste, soiled paper, biosolids, and agricultural livestock wastes), can be recycled and reused to provide numerous uses that are beneficial to the environment and the economy.

King County has a long history of resource conservation and waste recycling. Programs have successfully captured organic materials for beneficial use such as yard debris, recycling and biosolids applications to farms, forests and composting. However, large volumes of yard debris and food scraps continue to be thrown away in the landfill. Significant volumes of livestock waste generated in the suburbs and rural areas are inadequately managed, which can adversely impact water quality and fish habitat.

Although efforts are underway to increase the amount of organic materials that are recycled, the region still lacks the capacity to process all of these materials. Along with its efforts to promote beneficial use of these products, King County is working with organic material processors and others to try and increase the processing capacity in the region. The challenge will be for King County to secure funding sources to ensure that sufficient processing capacity is in place to handle a variety of organic waste materials.

**E-182 King County should implement programs to improve availability and markets for organic materials for soils that have been disturbed by new and existing developments.**

**E-183 King County shall regard the region's organic waste materials as resources which should be reused as much as possible, and minimize the disposal of such materials.**

**E-184 King County shall identify long-term options for expanding the organic waste material processing capacity in the County.**

King County seeks to divert as much material as possible from disposal to reduce overall costs of solid waste management, conserve resources, protect the environment, and strengthen the county's economy (see Chapter 7, Facilities and Utilities, policy F-148). In many cases, organic materials can be recycled into a beneficial, highly valued resource helping to meet these diversion goals. Beneficial uses of organic materials include, but are not limited to, the following:

King County recognizes that in most cases, the best management method for yard debris and livestock wastes is to compost it on the property where it is generated. Examples of residential on-site yard debris management techniques include grasscycling (leaving the grass on the lawn when it is cut) and backyard composting.

**E-185 King County shall promote and encourage the beneficial use of organic materials, including but not limited to their use in the following activities: agriculture and silviculture; road, park and other public project development; site development and new construction; restoration and remediation of disturbed soils; nursery and sod production; and landscaping. Organic materials do not include fly ash.**

1218 **E-186 King County agencies shall use recycled organic products, such as compost,**  
1219 **whenever feasible.**

1220  
1221 Biosolids are the nutrient rich organic product from the wastewater treatment process which can be  
1222 recycled as a soil amendment. At King County's wastewater treatment plant, solids are removed from the  
1223 wastewater and treated in large digesters where the organic solids are stabilized, reducing the volume by  
1224 half. After digestion, a portion of water is removed, leaving the semi-solid material ready for recycling.

1225  
1226 The Biosolids Management Program emphasizes beneficial use of the resource and pursues  
1227 environmental stewardship through diverse public-private partnerships. One hundred percent of county  
1228 biosolids are beneficially used through the forestry and agriculture programs. A portion of the biosolids  
1229 are composted as a Class A product.

1230  
1231 **E-187 King County should explore ways to beneficially use biosolids, whenever**  
1232 **feasible, locally.**

1233  
1234  
1235 Supporting agriculture is a key growth management strategy and vital to quality of life for King County  
1236 residents (see Chapter 3: "Rural Legacy and Natural Resources Lands"). However, improper livestock  
1237 management practices can have significant adverse impact on surface water, ground water and air  
1238 quality.

1239  
1240 On-Farm Composting as a method of managing livestock waste and other organic waste materials is  
1241 becoming an important waste management strategy for farmers. Benefits of on-farm composting include:

- 1242
- 1243 • Additional revenue from the sale of compost,
  - 1244 • Reduced costs for water, fertilizers and pesticides, due to reduced water usage and reduced  
1245 reliance on fertilizers and pesticides,
  - 1246 • Reduced impacts to surface waters, and
  - 1247 • Increased crop yields.

1248  
1249 King County has approximately 200 commercial farms and 10,000 non-commercial farms in cities as well  
1250 as unincorporated areas. King County's Livestock Management Ordinance, Ordinance 11168 adopted in  
1251 December 1993, requires livestock owners to manage livestock waste so that it minimizes any impacts to  
1252 streams. The Livestock Management Ordinance requires the preparation of farms plans to be developed  
1253 jointly by farmers and the King Conservation District to assist in reducing water pollution from their  
1254 operations. The Conservation District provides technical assistance and education to agricultural land  
1255 owners on how to implement best management practices for federal, state and local water quality  
1256 regulations. These best management practices include slurry tanks and manure lagoons, the installation  
1257 of fencing to keep stock from streams and wetlands, and development of plans for livestock manure  
1258 storage facilities in accordance with the Sensitive Areas Ordinance.

1259 **E-188 King County shall develop alternatives to improve onsite and offsite**  
1260 **management of livestock wastes and recommend strategies to integrate**  
1261 **processing livestock wastes with other organic waste materials. These**  
1262 **strategies should be consistent with the King County Comprehensive Solid**  
1263 **Waste Management Plan, including but not limited to, on-farm composting and**  
1264 **land application of processed yard debris. Alternative strategies for onsite and**  
1265 **offsite management of livestock wastes shall be based on farm management**  
1266 **plans, which protect water quality in streams and wetlands. Solid waste**  
1267 **management and water quality programs should be developed to prevent liquid**  
1268 **farm wastes from contaminating our watersheds.**  
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## II. Endangered Species Act

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In March 1999, The National Marine Fisheries Service (NMFS) listed the chinook salmon as "threatened" under the Endangered Species Act (ESA). In December, 1999, the U.S. Fish and Wildlife Service (USFWS) listed the Puget Sound and Coastal Bull trout as threatened under the ESA. It is anticipated that listing of other salmonid species may follow in the near future.

The listing of a species under the Act is cause for great concern, because Wild Pacific Salmon have great environmental, cultural, economic, recreational and symbolic importance to the Puget Sound region. It is King County's goal to ensure long-term protection of our salmon resources to harvestable levels for today and tomorrow, with the least economic impact possible. Successful restoration and maintenance of healthy salmon populations will require time, money and effort, and collaboration with federal, state, tribal and local governments, as well as businesses, environmental groups, and citizens.

In accordance with the ESA, the NMFS and USFWS may issue regulations deemed necessary to provide for the conservation of listed species. This rule, commonly referred to as a 4(d) rule, legally establishes the protective measures that are necessary and advisable to provide for conservation of a listed species. Local governments will be required to comply with these protective measures.

Local governments in the Puget Sound region, in cooperation with state and tribal governments and other major stakeholders, have established a Tri County partnership to identify early actions and develop long-term conservation strategies. The early actions will focus on protecting salmon habitat in order preserve options for recovery. The long-term conservation strategy will be developed at the Watershed Resource Inventory Area (WRIA) level. The boundaries of WRIs are defined under state regulations, and generally adhere to the watershed boundaries of major river or lake systems. King County has lead responsibility for the development Water Resource Inventory Area plans for WRIA 8 (Cedar/Sammamish Watershed) and WRIA 9 (the Green/Duwamish Watershed). In addition, King County is supporting the planning efforts in WRIA 7 (the Snohomish/Snoqualmie Watershed), about half of which is in King County, and WRIA 10 (the White/Puyallup Watershed), a small percentage of which is in King County.

- E-201** King County shall continue to participate in the Tri-County partnership and Water Resource Inventory Area planning efforts to develop plans for each of the watersheds in King County. These plans shall:
- a. Identify early actions and long-term projects and programs that will lead to information on habitat conditions in King County which can enable the recovery of endangered or threatened salmonids, while maintaining the economic vitality and strength of the region;
  - b. Be comprehensive and science-based;
  - c. Address water quality, water quantity and channel characteristics;

- 1315 d. Be developed in coordination with key decision-makers and
- 1316 stakeholders; and
- 1317 e. Provide an adaptive management approach.
- 1318
- 1319 **E-202** King County has evaluated and will continue to evaluate programs and
- 1320 regulations to determine their effectiveness in contributing to ESA listed
- 1321 species conservation and recovery, and will update and enhance programs
- 1322 where needed including evaluation of the zoning code, the Sensitive Areas
- 1323 Code, the Shoreline Master Program, the Clearing and Grading Code, the
- 1324 landscaping Code, the Surface Water Design Manual, best management
- 1325 practices for vegetation management and use of insecticides, herbicides and
- 1326 fungicides, and best management practices for agricultural lands and forest
- 1327 lands under county authority. King County may amend these regulations and
- 1328 best management practices to enhance their effectiveness in protecting and
- 1329 restoring salmonid habitat.
- 1330
- 1331 **E-203** Through the Watershed Resource Inventory Area planning process,
- 1332 geographic areas vital to the conservation and recovery of listed salmonid
- 1333 species shall be identified. King County will evaluate this information to
- 1334 determine appropriate short and long-term strategies, including, but not
- 1335 limited to: designation of Fish and Wildlife Habitat Conservation Areas,
- 1336 development regulations (special district overlays, zoning, etc.) acquisitions,
- 1337 and capital improvement projects.
- 1338
- 1339 **E-204** King County may use its authority under the Growth Management Act,
- 1340 including its authority to designate and protect critical areas, such as fish
- 1341 and wildlife habitat conservation areas, to preserve and protect critical
- 1342 habitat listed for salmonid species by developing and implementing
- 1343 development regulations and non-regulatory programs.
- 1344
- 1345 **E-205** King County shall ensure a no net loss of housing capacity within urban
- 1346 unincorporated King County due to the Endangered Species Act.
- 1347
- 1348 **E-206** King County shall, in cooperation with the cities, ensure the ability to
- 1349 accommodate the 2012 growth targets within the Urban Area in compliance
- 1350 with the Endangered Species Act.



## Chapter Five

# Parks, Open Space and Cultural Resources

The quality of life in King County is directly linked to the quality of our region's environment, its scenic beauty and the variety of cultural and recreational opportunities that enrich our lives. These vital natural and cultural resources contribute to the physical, mental and emotional well-being of County residents and are also integral to the region's strong economy, stimulating employment and business activity.

Population and economic growth are redefining our region with a multitude of opportunities. Yet without careful planning, growth can lead to the loss of familiar landscapes, community character and treasured natural resources. The policies in this chapter focus on the County's role as a regional leader in sustaining livable communities by preserving environmental quality, providing access to the out-of-doors and supporting cultural opportunities such as music, theater, ethnic heritage museums, literary activities, public art collections, urban historic districts and rural landmarks.

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# I. Parks, Recreation & Open Space

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The Growth Management Act states that counties are the providers of regional services, while cities are the appropriate providers of local services. As the regional government, King County is the appropriate coordinator of the development of a regional parks and open space system, and the appropriate manager of lands and facilities that serve residents throughout the County. While the cities are the best providers of local park, trails and open space lands in the Urban Growth Area, King County will continue to be the provider of local park, trails and open space lands in the Rural Area.

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Population growth and associated development in recent years have resulted in significant change to the county's landscape as forested and open lands have been converted to urban and suburban uses resulting in the fragmentation of wildlife corridors and the depletion of resource lands and open vistas. The policies in this section provide the basis for King County to adopt regulations, programs and services that protect the health of natural systems, provide recreational opportunities and help shape community character. The policies also reinforce the County's focus on linking components of the parks and open space system.

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## A. The Regional Parks and Open Space System

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The goal of the Comprehensive Plan is to develop a contiguous parks and open space system, connecting and including active and passive parks, natural areas and resource lands. The Parks and Open Space Systems map shows publicly-owned park and open space lands and provides the basis for potential corridors to link these lands into contiguous systems. The following policies reinforce the importance of the County's park, recreation and open space system, and guide planning for appropriate recreational opportunities or open space preservation activities that best meet regional and local needs. These policies are implemented by the *King County Park, Recreation and Open Space Plan*, adopted in 1996 as a functional plan to implement the broader policies of the King County Comprehensive Plan.

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King County's open space system includes lands and waterways comprised of natural areas and environmental features which are permanently protected to provide wildlife habitat, passive recreation and educational, scientific, cultural or scenic value and to preserve physical and visual buffers between areas of urban and rural development.

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King County's parks system includes lands and special purpose sites (e.g. pools) that provide space for active and passive recreation and visual relief from more intensive development. Regional parks provide high quality, highly developed facilities to support multiple events, large group gatherings and special events. Some local park sites contain undeveloped or undevelopable acreage that remain in a natural or near natural state and support urban habitat and other natural resource attributes. Local trails provide recreation, circulation within the local community and access to the regional trail system.

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### P-101 ((PR-104))

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~~King County ((is evolving as the provider of regional park and open space systems, facilities and services and as a leader in establishing partnerships with other jurisdictions. The future focus of open space acquisition will be to)) shall be a leader in identifying and linking park((,)) and open space lands to conserve the County's natural systems, create continuous open space and wildlife corridors, separate urban from rural areas, sustain forestry and provide recreational ((waterway)) opportunities. ((to create continuous open space corridors and recreational~~

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opportunities, and to conserve the County's natural systems. The Regional Trail System and regional multi-use parks and athletic complexes will also be emphasized.)

The King County Parks, Recreation and Open Space Plan classifies all park and open space lands within the King County system in the following categories: 1) natural, 2) active, 3) passive recreation, 4) multi-use, 5) trail or 6) special purpose site. Each category is defined in the Plan. Within each of these categories, the Plan also identifies each site or facility as serving either a regional or local function, identifies its primary role within the system, and describes the park use areas within a site, if any.

**P-102** Any lands added to the King County Parks and Open Space System shall be classified as natural, active recreation, passive recreation, multi-use, trail or special purpose site, shall be identified as regional or local, and the primary role and any park uses, if any, shall be described.

**P-103** King County shall lead in the provision of regional open spaces and manage access to open space lands to ensure ecological sustainability and prevent conflict with natural resource goals. The primary purpose of open space lands is to conserve the natural ecosystem. Secondary goals include providing opportunities for passive or low-impact outdoor recreation, education and interpretation, offering scenic views and protecting cultural or historic resources and sustainable forestry.

**((PR-102** Park and open space lands in King County are defined by three primary functions: recreational, environmental (ecological) and community-shaping. They include lands that should be preserved for:  
a. Physical and/or visual buffers within and between areas of urban and rural development;  
b. Visual enjoyment and outdoor recreation; and  
c. Natural areas and environmental features with significant educational, scientific, wildlife habitat, cultural, or scenic values.))

**P-104 ((PR-103))** ((The primary focus of)) King County ((should be as the)) shall lead((er)) in the provision of a regional parks ((and open space systems,)) that provide facilities, programs and services to all residents of the County. ((Regional means sites and facilities that are large in size, have unique features or character and/or cross-jurisdictional boundaries.))

**P-105 ((PR-104))** Local parks, trails and open spaces that complement the regional system should be provided in each community, in both urban and rural areas, to enhance environmental and visual quality and meet local recreation needs. ((Local means smaller sites and facilities to serve close-to-home, day-to-day needs of the community.))

**P-106** King County shall be a leader in establishing partnerships with other jurisdictions, private groups and individuals to complete the regional parks and open space system, linking local and regional lands and facilities.

**P-107** For the purposes of the King County Parks and Open Space system, "Regional" shall mean sites and facilities that are large in size, have unique features or characteristics and serve communities from many jurisdictions, and "Local" shall mean sites and facilities that predominantly serve communities in the unincorporated area.

122 **B. Functional Systems**

123 King County's regional parks and open space system is comprised of three functional systems: recreation  
124 systems, including active and passive parks, special purpose sites and trails; natural systems, including  
125 waterways, greenways, forested and wilderness areas with educational, scientific, wildlife habitat cultural  
126 or scenic values; and community-defining systems, including physical and or visual buffers within and  
127 between areas of urban and rural development. Many sites within the parks and open space system  
128 serve more than one function, but each site serves a primary role within the system.

129  
130 **1. Recreation Systems**

131 King County's park system consists of local and regional parks and facilities that accommodate a wide  
132 range of active and passive recreation activities. Active recreation includes organized, scheduled activities  
133 such as soccer and softball. Passive recreation includes activities such as informal play, hiking, walking,  
134 jogging and picnicking. The Regional Trail System is a major element of the recreation and natural  
135 systems and provides both recreation and non-motorized transportation.

136  
137 Regional programs serve a broad spectrum of users. These programs include those not generally viable for  
138 individual communities due to site or facility requirements or the unique nature of the offering requiring a  
139 broader user base to support them. Educational or interpretive programming promotes appropriate and  
140 enjoyable use of the park system. Public awareness of resources and their values builds support and stew-  
141 ardsip for the system and its resources.

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143  
144 **P-108 ((PR-205)) King County((s will advance)) shall provide a functional system of regional**  
145 **parks and recreational facilities that ((attract)) serve users from ((beyond the**  
146 **geographic limits of individual)) many neighborhoods and communities. This**  
147 **functional system includes unique sites and facilities that should be ((and**  
148 **are of a size, uniqueness of feature or character and are)) equitably**  
149 **distributed ((and/or are important parts of systems that best function as a**  
150 **unit or cross jurisdictional boundaries)).**

151  
152 **P-109 King County should complete a regional trail system, including connections**  
153 **between trail corridors to form a county-wide network**

154  
155 **P-110 ((PR-204)) King County ((will)) shall offer educational, interpretive and aquatic**  
156 **programs that further the enjoyment, understanding and appreciation of the**  
157 **natural and cultural resources of the ((regional)) park system and the region.**

158  
159 **P-111 ((PR-206)) King County ((will)) should sponsor regional recreational and aquatic pro-**  
160 **grams and special events.**

161  
162 **P-112 The King County Active Sports and Youth Recreation Commission shall**  
163 **advise the Executive and the Council on policies relating to active sports and**  
164 **youth recreation. King County should continue to support the Commission**  
165 **with staff and other resources.**

166  
167 **It has been shown throughout the country that sports and recreation programs are the most effective tools**  
168 **we have to reduce minority and low-income children's involvement in the juvenile justice system. At-risk**  
169 **children that have recreational opportunities available to them are less likely to drop out of school or become**  
170 **involved in the criminal system.**

171  
172 **At-risk children in Central/South Seattle and North Highline/Skyway go on to become dsproportionately**  
173 **involved in the criminal justice system. While ten percent of children in King County live in Southeast**  
174 **Seattle and North Highline/Skyway, nearly 22 percent of the juvenile arrests in King County come from**  
175 **these same areas.**

176

177 P-113 In unincorporated urban communities where there is a disproportionate  
178 number of free and reduced price lunches in the local School District, King  
179 County should provide programs and facilities including organized sports  
180 for children, such as basketball, baseball/sorftball, and football, after school  
181 activities, and summer day camps. Recreational programming should be  
182 focused on the needs of youth that come from low to moderate income  
183 families, or that are at high risk for involvement with the justice system.  
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185

186 **2. Natural Systems**

187 King County is endowed with an abundance of natural systems such as mountains, forests, waterways,  
188 shorelines and lands with a diversity of vegetation and wildlife that embody the beauty and character of our  
189 landscape. King County will focus on linking natural systems to create regional open space corridors of  
190 greenways and waterways along the major river systems, shorelines and the Mountains-to-Sound  
191 Greenway.

192  
193 Preserving these as systems in partnership with other agencies, private groups and individuals will  
194 provide multiple values including environmental and economic benefits of surface water management,  
195 aquifer recharge, and wildlife habitat preservation and enhancement.  
196

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198 P-114((PR-204)) The primary focus of King County's regional open space system ((will own  
199 and manage a regional open space system with a major focus on)) shall be  
200 natural systems and multi-use trails.  
201

202 P-115 King County shall recognize and protect natural systems for their natural  
203 character on properties owned by King County. These systems are  
204 important in preserving wildlife habitat, rare or vanishing flora, fauna,  
205 geological sites or features of scientific and educational value. Development  
206 and use may be limited to preserve the natural state and limit disturbance of  
207 the natural system. There may be little or limited public access to these  
208 sites.  
209

210 P-116 ((PR-202)) King County ((should)) supports ((a)) the Mountains to Sound ((g))Greenway  
211 ((parallel-to)) along the Interstate-90 corridor. The County should work to  
212 complete the continuous block of public ownership along this greenway  
213 which forms the "backbone" of a countywide habitat network. Closure of the  
214 gap should be accomplished through acquisition or coordination with other  
215 public and private agencies.  
216

217 P-117 ((PR-203)) The implementation of King County's regional open space systems will be  
218 based on the opportunity presented by the physical landscape and will be  
219 evaluated by completeness of the system and conservation of important  
220 natural resources. The amount of desired regional open space cannot be  
221 quantified in terms of acreage per capita but should be based on resource  
222 preservation and the conservation of natural system corridors.  
223

224 **3. Community-Defining Systems**

225 The Countywide Planning Policies call for the County and cities to implement Urban Separators. Different  
226 from the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth  
227 Area that create open space corridors, provide a visual contrast to continuous development and reinforce  
228 the unique identities of communities. Urban Separators can play a significant role in preserving  
229 environmentally sensitive areas and in providing habitat for fish and wildlife. They also provide recreational  
230 benefits, such as parks and trails, and meet the Growth Management Act's requirement for greenbelts and  
231 open space in the Urban Growth Area. Urban Separators are mapped on the Land Use 2000 map in  
232 Chapter One.

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**P-118 ((U-307 King County shall develop a program to designate permanent Urban Separators within the Urban Growth Area by December 31, 1998, and shall include changes necessary to the King County Comprehensive Plan land use and zoning maps in the 1999 Amendment to the Comprehensive Plan. King County shall work in cooperation with cities during future planning efforts to develop additional Urban Separators, based upon the following criteria:**

**a. The land can serve as wildlife habitat, is an environmentally sensitive area as defined in King County's environmental protection regulation or serves to link such designated sensitive areas, is comprised of natural resource lands, contains a major elevation change or other visible landscape feature, is a part of a Regionally or Locally Significant Resource Area, public park, open space or trail, or contains historic resources found to be eligible for county landmark designation; or**

**b. The land will help define community or municipal identities and boundaries.))**

**Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources.**

**P-119 King County should actively pursue designating Urban Separators in the unincorporated area and work with the cities to establish permanent, Urban Separators within the incorporated area that link with and enhance King County's Urban Separator corridors.**

**P-120 Designated Urban Separators should be preserved through park, trail and open space acquisitions, incentive programs such as the Transfer of Development Credit program, the Public Benefit Rating System program and regulatory measures.**

While Urban Separators complement the regional open space system by helping to define urban communities, the King County 4 to 1 Program provides an opportunity to add land to the regional open space system through the dedication of permanent open space. The purpose of the program is to create a contiguous band of open space, running north and south along the main Urban Growth Area boundary. Changes to the UGA through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject to the provisions in King County Code 20.18.

**P-121 ((I-204)) King County shall actively pursue dedication of open space north and south along the Urban Growth Area line through the Four to One Program. Through this program, one acre of Rural Area land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space.**

**((a. Rural Area land, excluding agriculturally zoned land, may be added to the Urban Growth Area only in exchange for a dedication of permanent open space to the King County Open Space System. The dedication shall consist of a minimum of four acres of open space for every one acre of land added to the Urban Growth Area,**

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- calculated in gross acres. The open space shall be protected through a Term Conservation Easement at the time the 4:1 proposal is approved by the Council; upon final formal plat approval, the open space shall be permanently dedicated in fee simple to the King County Open Space System;
- b. Land added under this policy to the Urban Growth Area adopted in the Countywide Planning Policies and the King County Comprehensive Plan shall be physically contiguous to the existing Urban Growth Area and must be able to be served by sewers and other urban services;
  - c. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres;
  - d. Development of the land added to the Urban Growth Area under this policy shall be limited to residential development and shall be at a minimum density of four dwelling units per acre. Proposals shall meet the urban density and affordable housing policies of this Comprehensive Plan;
  - e. Open space areas shall retain their rural area designations and should generally be configured in such a way as to connect with open space on adjacent properties. Open space areas should generally parallel the Urban Growth Area line, but the criteria set forth in I-204(k) below shall be controlling;
  - f. The minimum depth of the open space buffer between the proposed addition to the Urban Growth Area and the Rural Area shall be at least one-half of the property width;
  - g. The minimum size of property to be considered will be 20 acres, which includes both the proposed addition to the Urban Growth Area and land proposed for open space dedication. Smaller properties may be combined to meet the 20-acre threshold;
  - h. Initial proposals for open space dedication and redesignation to Urban Growth Area must be received between July 1, 1994 and June 30, 1996. Review by King County shall conclude by June 30, 1997. An additional round of proposals is established for the period from July 1, 1996 to December 31, 2006. Review by King County shall conclude upon adoption of Comprehensive Plan amendments in the year 2007;
  - i. Where applications are adjacent to city boundaries or Potential Annexation Areas, King County shall consult with and solicit recommendations from the city;
  - j. Proposals shall be evaluated for quality of both open space and urban development. The highest quality proposals shall be recommended for adoption as amendments to the Urban Growth Area, in accordance with the procedural requirements of the Growth Management Act. If the 4,000-acre limit on land to be added to the Urban Growth Area is not reached in the time limits set forth in I-204(h), above, because of either insufficient number of proposals or proposals of insufficient quality, King County may set a time period for additional proposals;
  - k. Criteria for evaluating proposals shall include:
    - 1. Quality of fish and wildlife habitat areas;
    - 2. Connections to regional open space systems;
    - 3. Protection of wetlands, stream corridors, ground water and water bodies;
    - 4. Unique natural, cultural, historical, or archeological features;

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- 5. ~~Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line, and~~
- 6. ~~The ability to provide efficient urban facilities and services to the lands proposed to be redesignated as part of the Urban Growth Area;~~
  - l. ~~Proposals which add 200 acres or more to the Urban Growth Area shall include affordable housing consistent with King County regulations for urban planned developments, which require a mix of housing types and densities, including 30 percent below-market-rate units affordable to low, moderate and median income households;~~
  - m. ~~As an incentive for additional affordable housing development under this program, the required open space dedication shall be reduced from four to 3.5 acres for each acre added to the Urban Growth Area for 1) proposals smaller than 200 acres that provide 30 percent affordable housing units, or 2) larger developments that exceed 30 percent affordable housing units;~~
  - n. ~~Development on land added to the Urban Growth Area under this policy shall be subject to the same growth phasing policies applicable to all other urban development;~~
  - o. ~~Where a contiguous band of publicly dedicated open space currently exists along the Urban Growth Area line, the above program shall not be utilized; and~~
  - p. ~~The open space acquired through this program shall be considered as natural areas or passive recreation sites. The following additional uses may be allowed only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in I-204k:
    - 1. ~~trails;~~
    - 2. ~~natural appearing stormwater facilities;~~
    - 3. ~~compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Area Ordinance; and~~
    - 4. ~~active recreation uses which are compatible with the functions and values of the open space and are necessary to provide limited, low intensity recreational opportunities (such as mowed meadows) for the adjacent Urban Area provided that: the active recreation is as near as possible based on site conditions to the Urban Growth Area; the physical characteristics of the site, such as topography, soils and hydrology are suitable for development of active facilities; the active recreation area does not exceed five percent of the total open space acreage; and provided that no roads, parking, or sanitary facilities are permitted. Development for active recreation allowed in the open space may not be used to satisfy the active recreation requirements in K.C.C. 21A.))~~~~

P-122

King County shall evaluate Four to One proposals for both quality of open space and feasibility of urban development. The highest quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their rural area designations and should generally be configured in such a way as to connect with open space on adjacent properties.

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P-123 King County shall use the following criteria for evaluating open space in Four to One proposals:  
a. Quality of fish and wildlife habitat areas;  
b. Connections to regional open space systems;  
c. Protection of wetlands, stream corridors, ground water and water bodies;  
d. Unique natural, biological, cultural, historical, or archeological features; and  
e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line.

P-124 King County shall consider the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in the preceding policy:  
a. trails;  
b. natural appearing stormwater facilities;  
c. compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Area Ordinance; and  
d. active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed ten percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. 21A.

P-125 Land added to the Urban Growth Area under this policy shall meet the density requirements, shall be physically contiguous to the existing Urban Growth Area and shall be able to be served by sewers and other efficient urban services and facilities. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.

P-126 ((I-205)) King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy ((I-204)) P-120 during the annual comprehensive plan amendment process. ((Comprehensive Plan Land Use Map amendments pursuant to this policy shall occur each year as part of the annual review of the Plan, and shall consist of a rural to urban redesignation and a reclassification to an urban residential zone. Detailed site suitability and development conditions for both the urban and open space portions of the proposal shall be established through the preliminary formal plat approval process.)) Open space dedication shall occur at final formal plat ((approval)) recording. If the applicant decides not to pursue urban development or fails to ((actively pursue and receive preliminary formal plat approval during a reasonable period of time)) record the final plat prior to expiration of preliminary plat approval, the urban ((and open space)) properties shall ((convert)) be restored to a rural designation ((and rural zone classification)) during the next ((yearly)) annual review of the King County Comprehensive Plan.

454 **C. Achieving the Regional Parks and Open Space System**

455 Park and open space lands ensure a quality of life today and a legacy to generations of tomorrow. In King  
456 County, many of the open spaces and wildlife habitat remain in private ownership and may be subject to  
457 future development. To ensure that these special places remain special for our children and  
458 grandchildren, the county will continue to offer landowners incentives to preserve their property such as  
459 the current use taxation and the transfer of development rights programs. Protective land classifications  
460 can safeguard sources of clean drinking water, essential wildlife habitat, and areas for scientific research,  
461 passive recreation and environmental education. In some cases, acquisition may be the best option to  
462 protect threatened land for future generations.

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464 Cooperation, coordination and partnerships with public agencies, private groups and individuals are  
465 necessary to develop the regional parks and open space system, to meet existing needs for park and  
466 recreation facilities and to accommodate the needs of growth.

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468 **P-127 ((PR-302))** ~~((In the Rural Area,))~~ **King County ((will)) shall use ((adopt)) park and**  
469 **recreation standards as adopted in the King County Park, Recreation and**  
470 **Open Space Plan as guidelines to evaluate and provide local open spaces,**  
471 **parcs, trails and recreational services.**

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474 **P-128 ((PR-106))** **Lands preserved for public parks or open space should provide multiple**  
475 **((open-space)) benefits whenever possible.**

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477 **P-129** **King County shall explore incentives, regulations and funding mechanisms to**  
478 **preserve, acquire and manage valuable park and open space lands.**

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480 **P-130 ((PR-107))** **The County ((will)) shall work with cities, adjacent counties, federally**  
481 **recognized tribes, state and federal agencies, school and special purpose**  
482 **districts, community organizations, non-profit organizations, land owners and**  
483 **other citizens to promote and protect all aspects of environmental quality and**  
484 **preserve open space and ((multi-use)) recreational opportunities.**

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486 **P-131 ((PR-105))** **A variety of measures should be used to preserve and develop regional and**  
487 **local parks, trails and open space. Measures can include: ((King)) County**  
488 **funding, partnerships, ((will rely on)) incentives, regulations, and trades ((or**  
489 **purchase)) of lands ((or easements)) and shared development activities.**  
490 **Where local park districts have been created, King County will work in**  
491 **partnership with the districts to maximize resources and meet community**  
492 **goals.**

493  
494 King County will achieve multiple benefits of resource protection and recreation by building partnerships and  
495 coordinating with providers and user groups of the parks and open space system. Working together,  
496 stewardship can be fostered and these lands and facilities can be enhanced, restored and operated more  
497 economically and efficiently to benefit all County residents.

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500 **P-132 ((PR-304))** **In the unincorporated Urban ((Growth)) Area, King County ((will)) shall work**  
501 **in partnership with other jurisdictions and organizations to plan and provide**  
502 **local open spaces, trails, active parks, pools and facilities and recreation**  
503 **services. ((until such time as annexations or incorporations occur or other**  
504 **providers become available to assume these responsibilities.)) Upon the**  
505 **annexation or incorporation of an unincorporated urban area, King County**  
506 **shall work with that jurisdiction or other appropriate provider to assume**  
507 **responsibility of local parks, trails and open space to ensure continued**  
508 **service to the community.**  
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510 P-133 King County should work with cities to share operational and maintenance  
511 costs of parks and open space in unincorporated areas in which a  
512 substantial portion of the users are from incorporated areas.  
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515 In the Rural Area, the large geographic area and dispersed populations, individual lots, low residential  
516 density and economies of site management dictate fewer individual park sites. Nearby regional parks and  
517 open spaces also provide recreational opportunities.  
518

519 Standards are an accepted means by which an agency can express park, recreation and open space goals  
520 in quantitative terms. They are used to analyze the effectiveness of a park system and provide a measure  
521 of identifying need for parks and open space to support new development.  
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523  
524 P-134 In the Rural Area, King County shall be the provider of local open space,  
525 park, trail and recreational services.  
526

527 ~~((PR-303~~ ~~King County will adopt and use park and recreation standards to serve as~~  
528 ~~guidelines for evaluating local park, recreation and open space needs.))~~  
529

530 P-135 ((PR-304)) Local parks, trails and other open space lands should be acquired and  
531 developed to meet adopted standards with a combination of public funds  
532 and dedications or contributions from residential and commercial  
533 development, based on their service impacts.  
534

535 P-136 ((PR-305)) Park sites should be acquired when identified in the *King County Park,*  
536 *Recreation and Open Space ((Functional)) Plan* or when needed to meet  
537 adopted local park and recreation standards.  
538

539 P-137 ((PR-306)) Local trails should be acquired when identified in the *King County Park,*  
540 *Recreation and Open Space ((Functional)) Plan* or when identified as part of  
541 a community trail network. ~~((If feasible))~~ Where permitted, these trails  
542 should ((provide handicap-accessible access)) be in conformance with the  
543 Americans with Disabilities Act standards, and ((shall)) should be developed  
544 to accommodate ((some or all of the following)) multiple uses, including:  
545 hiking, cycling, running, and horse-back riding  
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547 P-138 Decisions on acquisition and development of park, open space and trail sites  
548 should consider funding needs for long term maintenance and operations.  
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## II. Cultural Resources

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Cultural activity makes a significant contribution to the character of King County's communities, its quality of life and the region's economy, and is a measure of the vitality of the region. Cultural organizations, public art work and historic sites contribute to the region's economic vitality through their budgets, essential role in cultural tourism, and overall quality of life and attractiveness to new businesses. As King County grows, the need to protect, support and enhance cultural opportunities is essential to sustain livability.

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**P-201 ((CR-101))** King County shall protect cultural resources and promote expanded cultural opportunities for residents to enhance the region's quality of life and economic vitality.

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**P-202 ((CR-102))** King County shall support the transmission of the region's cultural legacy, promote cultural education, and encourage the preservation and celebration of cultural diversity and creativity.

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County residents need arts and heritage opportunities balancing regional programs and facilities for attendance with a network of local community opportunities for participation and education. The regional cultural system is comprised of a regional and local infrastructure of cultural organizations, individuals and venues; an interjurisdictional program for historic resource protection; and region-wide enhancement of public places with art works.

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**P-203 ((CR-301))** King County shall support and encourage development of regional cultural organizations, facilities, and services that address a countywide audience or are dedicated to unique and significant cultural themes or disciplines.

**P-204 ((CR-302))** King County shall support and encourage community cultural organizations, facilities, and services to provide opportunities for local access and participation by all residents throughout the county.

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### A. Arts

The region's artistic environment parallels its natural features in variety and richness. Its arts organizations, artists and opportunities are widely known and valued for their diversity, excellence and abundance of music, theater, dance, literary activity, and visual arts.

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**P-205** King County shall administer regional arts programs to support excellence and vitality in the arts and to support opportunities for attendance at and participation in diverse arts and cultural activities throughout the county. King County may initiate programs to increase access to the arts.

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**P-206** The Arts Commission shall advise the King County Executive and the Council on programs, policies and regulations that support and increase access to the arts.

605 **B. Historic Preservation**

606 Preservation of historic resources provides multiple benefits to the region; historic resources maintain a  
607 tangible connection with the historic and prehistoric past. They contribute character, diversity and aesthetic  
608 value to communities, particularly in times of rapid change. Historic attractions play a significant role in the  
609 region's appeal to tourists. Like salmon streams historic resources also have intrinsic value as places of  
610 tradition, meaning and truths about the past.

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612 Historic resources and development do not necessarily correspond to current jurisdictional boundaries. The  
613 region's continuity with the past are found in both urban and rural areas, divided among multiple  
614 jurisdictions. The region's heritage is endangered without consistent and coordinated protection.

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617 **P-207 ((CR-304))** King County shall administer a regional historic preservation program to  
618 identify, evaluate, and protect historic and archaeological resources.

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620 **P-208** The Landmarks and Heritage Commission shall advise the King County  
621 Executive and the Council on programs, policies and regulations that  
622 support and increase access to historic resources.

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624 **P-209** King County shall administer regional historic preservation programs to  
625 support, preserve and enhance historic resources and to support  
626 opportunities for attendance and participation in diverse heritage activities  
627 throughout the county. King County may initiate heritage programs to  
628 increase access to these resources.

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631 **C. Public Art**

632 Collectively, public art is a regional resource that enhances community character and diversity, sparks  
633 imagination, and provides a direct cultural experience for county residents every day. For new or changing  
634 communities, public art is a powerful contributor to local character, sense of place and belonging. Public art  
635 can also help mitigate the adverse effects of new development.

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638 **P-210 ((CR-303))** King County shall administer a regional public art program that provides art  
639 in public facilities, projects and places to enhance community character and  
640 quality of life. Maintenance and conservation shall be a consideration in the  
641 development and management of public art. King County undertakings  
642 (including public-private partnerships and development authorities) that  
643 include public funds or resources, have publicly visible physical  
644 components, or require mitigation should include public art. King County  
645 should encourage provision of public art in private development projects.

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647 **P-211** The Public Art Commission shall advise the King County Executive and the  
648 Council on programs, policies and regulations that support and increase  
649 access to public art.

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652 **D. Cooperation**

653 Cultural resource issues cross jurisdictional boundaries and involve countless public and private players  
654 throughout the region. As one of many public and private participants facing growing needs and demands,  
655 King County must cooperate with others in supporting arts and heritage organizations, facilities and  
656 activities to achieve maximum effectiveness, public access and benefit. The range and complexity of  
657 cultural activity in the region requires coordination and cooperation. King County government is uniquely  
658 able to provide regional coordination and leadership.

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**P-212 ((CR-401))**

**King County shall pursue its cultural resource goals by working with residents, property owners, cultural organizations, public agencies, federally-recognized tribes, schools and school districts, and others.**

**P-213 ((CR-403))**

**King County shall work with cities to protect and enhance historic resources and public art located within city boundaries and annexation areas. The County shall advocate for and actively market its arts, historic preservation and public art services to agencies and cities ((which)) that could benefit from such services.**

Cultural facilities and services are needed in locations and ways that expand public access, broaden diversity of content and audiences and enhance cultural opportunities for all residents.

**P-214 ((CR-404))**

**King County shall encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.**

681 **E. Stewardship of Cultural Resources**

682 Historic preservation is an ongoing activity that requires identification and evaluation of resources, use of a  
683 variety of regulatory protection measures and incentives, and attention to long-term preservation,  
684 enhancement and interpretation. Land use planning can be used to direct and coordinate patterns of  
685 development so as to minimize current and future conflicts with historic resources in urban and rural areas.

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688 **P-215 ((CR-201)) King County shall encourage land uses and development that retain and**  
689 **enhance significant historic and archaeological resources and sustain**  
690 **historic community character.**

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693 Project review can respond to and modify development proposals affecting historic and archaeological  
694 resources to eliminate or minimize adverse effects of development or changing land use. King County  
695 government can also protect historic resources through more careful planning and review of its own  
696 undertakings, both direct and indirect. Archaeological resources are particularly sensitive and endangered.

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699 **P-216 ((CR-202)) King County shall review public and private projects in order to protect and**  
700 **enhance historic and archaeological resources. King County agencies shall**  
701 **coordinate with the Office of Cultural Resources to provide consistent**  
702 **review for projects within unincorporated areas and for other County**  
703 **undertakings.**

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706 **P-217 ((CR-203)) King County shall inventory historic and archaeological resources to guide**  
707 **decision making in resource planning, environmental review and resource**  
708 **management.**

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711 **P-218 Archaeological resources shall be identified, evaluated and protected in a**  
712 **consistent and coordinated manner. King County shall develop**  
713 **archaeological sensitivity models, establish review procedures and develop**  
714 **professional archaeological staffing.**

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717 Cultural resources are often destroyed through neglect. Maintenance and other management practices  
718 that protect historic features and character can assure long-term preservation. Information about the  
719 history and significance of a property fosters appreciation and informs owners, users and the public about  
720 its value.

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**P-220 ((CR-205)) King County shall interpret its cultural resources to enhance their public**  
**understanding and enjoyment.**

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**P-221 ((CR-206))**

**King County shall acquire and preserve historic resources for use by County and other public agencies whenever feasible.**

**P-222 ((CR-402))**

**King County shall provide incentives to encourage investment in historic properties and public art. County programs and incentives for land and resource preservation and economic development shall support and be coordinated with cultural resource preservation and provision of public art.**

# Chapter Six

## Transportation

This chapter is based on the land use element as established in this plan. King County envisions a future transportation system that supports the regional land use strategy, which seeks to focus most growth in urbanized areas. King County's goals are to:

- Connect all modes of transportation to form an integrated, balanced system,
- Strengthen the region's economy by moving people and goods efficiently,
- Give individuals and families a range of affordable transportation options, and
- Minimize transportation's adverse effects on the environment.

As a countywide transportation service provider, King County will maintain Metro Transit's public transportation services and work with Sound Transit and other transit agencies to provide seamless, multimodal transit services. King County will cooperate with other local governments and the Washington State Department of Transportation to implement the Regional Arterial Network, improve freight mobility and carry out strategies to maintain the efficiency of freeways and arterials in the region.

In the unincorporated Urban Area, King County will complete the roadway network, add sidewalks, bike lanes and transit facilities as appropriate, and maintain the transportation infrastructure to allow denser development to occur. In the Rural Area, King County will emphasize maintenance and safety rather than increased traffic capacity.

This chapter is consistent with and meets the requirements of regional and countywide plans and policies that respond to growth management legislation. The Countywide Planning Policies (CPP) have been used to guide the development of the transportation element and to ensure consistency with plans and programs developed by adjacent jurisdictions.

Regional direction for the transportation element is set by and the Metropolitan Transportation Plan that was developed by the Puget Sound Regional Council (PSRC) to update Vision 2020.

The framework and direction for the development of comprehensive plans is provided by growth management legislation. This chapter is the transportation element of the King County Comprehensive Plan as required by that legislation.

### Components of the Transportation Element

The Transportation Element of this plan is comprised of five major components. The first is the Transportation chapter which includes the narrative and policy language. The second is Technical Appendix C of this Plan, which contains a 20-year financial forecast, the Land Use and Travel Forecast Technical Report, and a transportation inventory. The third is the Six-Year Roads Development Plan and Capital Program. The Transportation Needs Report, which contains a 20-year list of transportation needs, is part of the Six-Year Roads Development Plan and both are updated concurrently. The fourth is the Long-Range Transit Development Plan and the Six-Year Transit Development Plan and Capital Improvement Program. The fifth and last component is the concurrency regulation, which implements the concurrency requirements and is codified at King County Code 14.65-70.

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# I. Regional System

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## A. Countywide Transportation Service Provider

The adoption of the State of Washington's Growth Management Act and the 1996 consolidation of King County Government with the Municipality of Metropolitan Seattle (Metro) gave King County a new regional role. King County provides countywide transit service and builds and maintains arterials of countywide and regional significance within unincorporated King County. King County also provides contract transportation services to a number of King County cities.

The Growth Management Act fundamentally changed the way King County carries out comprehensive planning, placing special emphasis on transportation by making it unlawful to approve development that fails to meet the test of concurrency. Future development is constrained by King County's ability to finance needed transportation facilities or programs. To limit sprawl, create the desired urban form, and provide some measure of predictability, King County will support Comprehensive Plan policies by focusing resources in the most efficient and cost effective way.

As revenue becomes available, community action strategies will be developed to program projects for specific geographic subareas of unincorporated urban King County. The strategies will support the long-term vision for the subareas, identify King County capital improvement projects to help achieve that vision, and then prioritize the projects. Community action strategies will be developed in consultation with affected residents, community groups, local jurisdictions, other public service providers, Unincorporated Area Councils and local businesses. These strategies will not affect programming of funding for existing projects, but will be used only for projects not yet identified in the Capital Improvement Program.

See the Urban Communities Chapter for a complete discussion on the CAS process.

**T-101 As a countywide transportation service provider, King County establishes policy for transit and for the unincorporated area road system. General and long-range policy shall be established for the road system in the King County Comprehensive Plan and for transit in the Transit Long-Range Policy Framework. Six-year development plans for the transit and roads systems shall also be prepared consistent with these primary policy documents.**

**T-102 In addition to involving the general public, the Roads Six Year Development Plan shall be completed with timely input from the unincorporated area councils and the subarea transportation forums.**

**T-103 ((T-104)) King County should identify improvements and strategies needed to carry out the land use vision and meet the level-of-service requirements for transportation. Road improvements should be identified and prioritized in the ((Transportation Needs Report)) Roads Six Year Development Plan and ((programmed in the)) Capital Improvement Program. Public transportation projects should be identified in the improvement program of the Transit Capital Budget and the Six-**

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Year Plan for Transit Service, and the Long Range Policy Framework For Public Transportation.

**T-104 ((T-405))**

King County should develop a long-range financial component that generally evaluates and describes funding sources and strategies to carry out the transportation element. An annual six-year Financial Plan should be prepared that considers transportation priorities and is used in developing the Capital Improvement Program.

~~**(T-106**~~

~~King County should establish a Concurrency Management System to ensure that transportation improvements, strategies and actions needed to support new development and achieve transportation level-of-service standards are completed within the six-year timeframe required by the Growth Management Act.))~~

## **B. Public Transportation**

King County Metro Transit provides bus and van service, ridesharing, paratransit, employer programs and other custom services in cities and unincorporated areas. One of King County's missions is to increase transit ridership by providing the best possible public transportation service, thereby improving regional mobility and the quality of life in King County. To achieve this mission, King County works with other local governments and communities, including Sound Transit, to provide an integrated network of public transportation services.

A major redesign of the King County Metro Transit system was successfully implemented between 1996 and 1999. As a result, Metro Transit now offers more connections between employment centers and suburban activity centers. New partnerships with employers have also led to greater use of transit, carpools and vanpools to ease congestion during commute hours.

A new Six-Year Transit Development Plan is being developed to guide Metro Transit operations and capital investments throughout the years 2001 – 2006. The new Six-Year Transit Development Plan will focus on the development of public transit service and facilities consistent with land use goals of this Comprehensive Plan, the Growth Management Act and the King County Countywide Planning Policies. Important issues for the Six Year Transit Development Plan include: the coordination of transit and roadway improvements along arterials that cross more than one jurisdiction to improve traffic flow throughout the County; the coordination of regional transit services in the three-county area served by Sound Transit and its partner transit systems; and the improvement of intermodal connections.

### **1. Regional Coordination**

Bus, rail, and ferry transit services cross county boundaries, providing the critical transportation links on which our regional economy depends. In addition, all of our transit services depend on convenient connections to our roadway and highway systems.

As the region continues to grow, transit routes and schedules must be coordinated between agencies and modes so transit will be a viable and convenient option for our citizens and visitors. It is also imperative that King County seek input from a broad spectrum of County residents to ensure that services meet citizen needs.

**T-105 ((T-514))**

King County should work collaboratively with governments and communities to implement a locally based, regionally linked network of public transportation services and facilities addressing regional, inter-community, and local service needs. King County should actively develop, implement, and promote non-conventional public transportation options as a part of that system.

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**T-106** Functional transportation plans should be coordinated with other related transportation plans and programs of other jurisdictions and may include coordinated funding arrangements to maximize the effectiveness of available resources.

**T-107 ((T-541))** ~~((King County should work with the Washington State Department of Transportation and other affected agencies to support and encourage ferry service improvements including: additional passenger-only service to/from Vashon Island, direct passenger-only service to/from Southworth, other passenger-only service from various Puget Sound locations to/from King County, establishment of additional multimodal connections at ferry terminals, and general improvements in ferry service to accommodate both commuting and recreational uses.))~~

King County should work with the Washington State Department of Transportation and Kitsap County to ensure that service and capital plans for ferries are consistent with transit service plans and goals. King County should encourage additional passenger-only ferry services to enhance the county's multimodal transportation network for both commute and recreational trips.

## **2. Transit Infrastructure**

King County's transit infrastructure and service investments are developed to meet regional, inter-community, and local travel needs throughout the County. The policy framework used to make these investments must balance Comprehensive Plan requirements, regional cooperation, funding constraints, and community needs.

**T-108 ((T-522))** ~~((In transit-oriented areas))~~ In areas where transit services and ridership demand warrant, the County should invest in transit supportive facilities and road improvements that support passenger comfort, speed and reliability, such as signal and intersection prioritization, passenger waiting areas and nonmotorized improvements through the prioritization process in the Transportation Needs Report and Capital Improvement Program.

## **3. Linking Transit and Land Use**

To support transit ridership throughout the County, King County encourages land use policies that link denser development with transit service. It costs more to provide transit service in low-density, single use communities. In denser, mixed-use communities like downtown Seattle, Belltown, downtown Bellevue and Renton, transit routes have high ridership and recover a high percentage of their operating costs, allowing for more frequent service. Transit-oriented development in transit corridors can provide similar benefits.

**T-109 ((T-524))** ~~((The))~~ King County and local cities should ((develop)) adopt transit supportive road design standards, site access guidelines and land use regulations ((that support)) to promote transit ((service)) use, high-density development, mixed uses and reduced parking in the Urban Growth Area. Site design should be compatible with adjacent neighborhoods and compatible with pedestrian, transit and non-motorized activity.

**T-110 ((T-523))** Transit centers and park-and-ride lots should include safe and convenient access for buses, high-occupancy vehicles, pedestrians and bicycles to minimize conflicts with other traffic. Mixed land uses should be encouraged at transit centers and park-and-ride lots to meet passenger and commuter needs

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and reduce vehicle trips. Park-and-ride facilities should be designed with consideration of the most efficient use of land.

**T-111**

King County supports transit-oriented development in transit corridors. King County shall encourage public/private partnerships to propose opportunities for joint transit-oriented development. Such developments should provide priority access for transit, pedestrians, bicyclists, car and van pools and other alternatives to single-occupant vehicles.

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**C. Regional Arterial Network**

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King County's transportation system relies heavily on freeways and arterials to move people and goods. As Federal and State highways become more congested, efficient operation of the regional arterials has become more important. The management of this arterial system is now a central part of King County's efforts to sustain the region's livability and economic health.

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The Regional Arterial Network (RAN) is an integrated system of roadways that are critical for the movement of people and goods in King County. The RAN approach encompasses growth management and capital investment strategies for improved mobility between urban centers. Since many RAN corridors pass through multiple jurisdictions, RAN stresses a regional, multimodal approach to coordinate improvements such as transit enhancements, additional capacity, traffic signals timed for maximum mobility, and high-occupancy-vehicle lanes for buses and carpools.

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**T-112((F-540))**

**King County should pursue the cooperation of cities and the State in developing a countywide arterial/transit route system. The system should provide preferential treatment for high occupancy vehicles including transit, and for efficient, seamless operation across jurisdiction boundaries.**

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King County, in association with local jurisdictions and the state, shall identify and develop a Regional Arterial Network system that connects urban centers and includes regionally significant arterial roadways within major transit, freight, and/or general mobility corridors. The Regional Arterial Network Plan shall be completed and submitted to the County Council for adoption of RAN-designated facilities by June 30, 2001.

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**T-113**

Improvements made to the Regional Arterial Network shall address the movement of both people and goods throughout the County, and shall be designed to relieve congestion and to improve mobility and access for all modes of transportation.

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**D. Transportation Demand Management**

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To sustain and enhance regional mobility, King County should be a leader in implementing programs and land use measures that encourage people and businesses to reduce single-occupant vehicle trips. Transportation Demand Management (TDM) covers a broad range of efforts to reduce single-occupant vehicle travel including telecommuting, congestion pricing, parking management, non-motorized travel, site design standards, public information, ridesharing, public transportation, joint use of parking facilities, and park and ride and other intermodal transfer facilities. Transportation demand management contributes to successful implementation of new private and public development, concurrency, the regional arterial network, and other transit and road investments.

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**T-114 ((F-525))**

**Transportation Demand Management (TDM) strategies should be used to promote travel efficiency and energy conservation and reduce the adverse environmental impacts of the transportation system. These strategies should**

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include commute trip reduction, demand management and system management. TDM measures may include telecommuting, congestion pricing, parking management, non-motorized travel, site design standards, public information, ridesharing, public transportation, joint use of parking facilities, and park and ride and other intermodal transfer facilities.

**T-115 ((T-526))**

Transportation demand and system management strategies beyond those adopted as County regulation ~~((should))~~ may be considered as one of a menu of measures to mitigate ((mitigation)) for traffic impacts of proposed development. Transportation demand and system management strategies, as well as other mitigation requirements may be imposed on new development as mandatory mitigation measures as necessary to meet the requirements for mitigation of impacts pursuant to the State Environmental Policy Act and the State Subdivision Act. ~~((Mixed-use development should be promoted for reducing vehicle travel between land uses.))~~ Mitigation payment for new development should be based on trips generated after consideration of the effects of these additional transportation demand management measures.

**T-116 ((T-527))**

~~((Management of employee parking should be used to discourage commuting by single-occupant vehicles, such as))~~ Management of employee parking, such as the provision of preferred parking for high-occupancy vehicles and bicycle parking, should be used to support alternatives to commuting by single-occupant vehicles. ~~((Regulations))~~ Employers should consider the accessibility to adequate public transportation and high-occupancy vehicle facilities and services ((The Guidelines For Commuter Parking Policies, approved by the Growth Management Planning Council on January 19, 1994, should be used as a guideline for parking facility and service requirements instituted by the County.)) when developing site and parking plans.

**T-117 ((T-528))**

~~((The))~~ King County should ((recognize and)) participate financially ((support)) in efforts to ((advance Transportation Demand Management. To this end, funds should be identified in the annual Capital Improvement Program or operating)) implement Transportation Demand Management strategies, including policies developed through regional consensus and adopted by the County. To this end, the County shall identify funds to implement transportation demand management ((,)) strategies, public education/information, research and planning.

**T-118 ((T-529))**

King County should work with the Washington State Department of Transportation, Puget Sound Regional Council, and cities to develop and implement a regional policy on appropriate applications of transportation pricing strategies that reflect the higher cost of peak hour automobile usage.

**T-119 ((T-530))**

King County should work with the cities and other affected agencies to develop a regional parking strategy. ~~((which is))~~ This strategy should be consistent with ((the intent of)) regional and local transportation plans. King County should encourage shared parking facilities in areas where high density, mixed use development is planned and where walking is convenient for short trips. ((to encourage high-occupancy vehicle travel and to increase transit ridership.)) This strategy should include establishing minimum and maximum parking ratios.

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## **E. Freight Mobility**

Freight mobility is critical to King County's economy and western Washington's role as a major national trading region. King County should support efforts to plan and create a fast, reliable freight transportation system in the region. To maintain the region's a competitive edge, our transportation infrastructure must provide for the efficient movement of goods and freight to and from our port and industrial areas, balanced with the needs of general purpose and high occupancy vehicle traffic.

~~((T-539 King County should participate with other jurisdictions to evaluate freight and goods movement to support economic development. Issues should include regional access and mobility, road design standards, freight only transportation facilities, freight distribution zones, level of service and public/private coordination, and environmental and economic cost of new facilities compared to expansion of existing facilities.))~~

T-120 King County shall be a regional proponent for freight planning and mobility projects and actions that result in a reliable and efficient freight transportation system. The County should identify opportunities to create financial partnerships to achieve these goals.

T-121 King County should identify and develop major transportation projects, including traffic operations and safety related projects, which improve freight mobility. This work shall be coordinated with local jurisdictions, other counties or regional agencies, the state, ports and the private sector.

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## **II. Linking Transportation Infrastructure and Services with Growth**

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### **A. Land Use**

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337 The transportation element is based on assumed targets for household and employment growth over the  
338 next 20 years. These assumptions have been derived from regional forecasts of countywide growth totals  
339 prepared by the Puget Sound Regional Council. Growth targets to be used for planning purposes have been  
340 developed with consensus of the cities. These assumptions are based on a countywide growth strategy that  
341 encourages growth in the urban areas where public facilities exist or can be provided efficiently. The new  
342 demands for travel created by such growth could be accommodated consistent with level-of-service  
343 standards, revenue forecasts and the overall King County land use development strategy and vision.

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345 The urban and rural land use policies for unincorporated King County are described in Chapters Two and  
346 Three. The growth target assumptions are the basis of the transportation element, and the growth targets  
347 are consistent with land capacity and density estimates used to calculate travel demand in the County.  
348 Travel demand was used to project the needs for transportation system improvements. The population  
349 forecasts for each area should be considered as minimum growth amounts that may be exceeded under  
350 unexpected scenarios of growth and development. The expected growth in housing units includes  
351 development proposals that are already in the permitting process or "pipeline."

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353 King County's transportation system should improve the mobility of residents providing greater access to  
354 housing, jobs, goods and services, shopping and recreation, all of which are characteristic of a high quality of  
355 life. The transportation component of this plan establishes a vital link between land use and the  
356 transportation facilities and services needed to support growth. The land use vision established in this Plan  
357 has been used to develop the transportation policies, needs, financing, and strategies.

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## ((Land Use Growth Targets Summary Assumptions

Community Planning Areas in King County, includes both cities and unincorporated areas	1992 Households	1992 Employment	2012 Households	2012 Employment
Green River Valley	33,199	114,000	49,300	147,600
Vashon Island	4,058	1,795	4,200	2,000
Snoqualmie	40,177	5,445	18,500	14,300
Shoreline	25,212	17,183	30,100	22,700
Enumclaw	6,066	4,418	8,800	5,200
Highline	57,986	91,495	73,100	119,100
Federal Way	38,950	29,544	60,600	44,900
Tahoma/Raven Heights	13,506	2,458	19,600	7,200
Northshore	36,852	28,929	47,000	38,500
Soos Creek	45,244	24,753	64,800	39,400
Bear Creek	5,596	5,263	11,500	7,300
East Sammamish	11,420	3,215	20,600	7,700
Newcastle	30,019	22,843	41,800	32,600
Seattle	248,890	488,855	308,900	635,500
Eastside cities	79,042	128,164	102,000	184,600
<b>TOTALS</b>	<b>646,217</b>	<b>968,360</b>	<b>860,800</b>	<b>1,308,600</b>

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\* Unincorporated King County's growth targets of 50,000 new households and 29,000 new jobs are included within the numbers shown.))

- T-201 ((T-101))**      The transportation system should provide mobility choices for County residents, visitors and businesses in support of the Vision 2020 Regional Growth Strategies and the County's land use and development vision, goals and policies.
  
- T-202**                Travel modes should be interconnected to form an integrated, coordinated and balanced multi-modal transportation system that serves the travel needs of the County both effectively and efficiently.
  
- T-203 ((T-204))**    The transportation system should include:
  - a.      Freeways, arterial streets and local/neighborhood streets;
  - b.      Local and express bus transit and paratransit services, including Americans with Disabilities Act (ADA) service programs;
  - c.      High capacity transit;
  - d.      High-occupancy-vehicle lanes and ridesharing facilities;
  - e.      Demand and system management programs;
  - f.      Facilities and programs for pedestrians, bicycles and equestrians;
  - g.      Facilities to accommodate freight and goods delivery, including railroads, intermodal yards and distribution centers;
  - h.      Airports; and((,))
  - i.      Marine transportation facilities and navigable waterways.
  
- T-204 ((T-203))**    The transportation system in the Urban Growth Area should be consistent with urban development policies, and growth targets. System improvements should implement the Urban Land Use Chapter and be prioritized according to the

390 process contained in the *Transportation Needs Report*. Mixed land uses that  
 391 reduce travel demand should be supported.  
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 393 **T-205 ((T-204))** The transportation system in the Rural Area and Natural Resource Lands should  
 394 be consistent with their rural/resource character. Improvements should  
 395 emphasize operations, safety, ~~((and))~~ maintenance and environmental quality.  
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 397 **T-206 ((T-205))** ~~((Arterials that connect parts of the Urban Growth Area and/or provide the  
 398 primary access to and which pass through the Rural Area should be designed  
 399 with adequate capacity to serve those areas. Design of such arterials should  
 400 consider character of the Rural Area passed through in order to prevent  
 401 urbanization and degradation of adjacent rural land.))~~ Improvements on  
 402 arterials in the rural areas should be limited to safety, preservation, and  
 403 operational and capacity improvements that accommodate existing  
 404 deficiencies and/or pipeline growth. King County shall not construct and shall  
 405 oppose the construction by other agencies of any new arterials or freeways in  
 406 the Rural Area or Natural Resource Lands except where new arterial capacity  
 407 passes through segments of rural lands to serve the needs of urban areas  
 408 within King County has already been planned, specifically the SPAR road  
 409 around Issaquah, and improvements to state and county roads located west of  
 410 the Novelty Hill Master Planned Communities. Where that new arterial capacity  
 411 passes through rural areas, the design of the arterials will emphasize  
 412 preserving rural character and limiting rural growth.  
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## 415 **B. Travel Forecasts**

416 Travel forecasts provide one of the important steps in linking land use and transportation. The land use  
 417 vision and growth targets for planning areas have been allocated to the County's transportation zone system.  
 418 This provides the level of detail needed to develop travel forecasts to analyze future transportation system  
 419 performance and to identify system improvement needs. Travel forecasts are based on the Countywide  
 420 Planning Policies' established 2012 household and job growth target ranges for the Urban and Rural Areas.  
 421 The travel forecasting process is based on the Puget Sound Regional Council's modeling and forecasting  
 422 techniques. Additional forecasting information from the Concurrency Management System is used to update  
 423 forecasts.

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 425 ~~((T-103 ———— Forecasts of travel based on the Urban and Rural Land Use chapters should be  
 426 used in developing facility and strategy needs. Data should be coordinated on a  
 427 regional basis.))~~

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 429 **T-207 (T-206))** The travel forecasts used to identify transportation improvements/needs  
 430 should be based on actual growth in households and jobs that has occurred  
 431 and is predicted to occur in both the unincorporated and incorporated areas, as  
 432 well as growth in adjoining counties that is expected to generate traffic in King  
 433 County, and should account for expected changes in personal travel behavior  
 434 and feasibility of mode choices. Current travel forecasts shall be included with  
 435 any major update of the Comprehensive Plan. The travel forecasts shall  
 436 include a baseline year reflecting actual growth in households and jobs, and  
 437 forecasts reflecting both predicted growth in the region and growth targets  
 438 from the Urban Communities and Rural Legacy and Natural Resource Lands  
 439 chapters.  
 440 ~~((a. Use current data and policies and be compatible with other jurisdictions;  
 441 b. Use mode split (percent of trips made by different modes of travel) goals  
 442 that represent County mobility policies; and~~

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c. ~~Reflect County land use policies based on the land use vision.))~~

~~((T-207 The travel forecasting process should support the Mitigation Payment System and the Concurrency Management System, as well as the analysis of traffic impacts that may be expected from proposed developments, and the way project priorities are determined.))~~

~~((Unincorporated King County Mode Split Assumptions for Daily Weekday Work Trip Attractions~~

	1990 Non-SOV	2000 Non-SOV	2010 Non-SOV
Unincorp. KC Total	13%	15%	17%

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Source: ~~1990 data are PSRC forecasts adjusted with 1990 census  
2000 data are PSRC forecasts adjusted using a regionally developed methodology to consider the effects of the State's Commute Trip Reduction law.  
2010 data are PSRC forecasts for Vision 2020))~~

### C. Level-of-service Standards

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The Growth Management Act (GMA) requires level-of-service standards for all arterials and transit routes to serve as a gauge in judging performance of the system. The GMA also calls for specific actions and requirements for bringing into compliance facilities or services that are below the adopted level-of-service standard. Cities and counties are responsible for developing level-of-service standards on a coordinated basis.

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Level-of-service is a qualitative measure to describe operational conditions using a letter designation from A to F. Level-of-service A represents the best operating conditions; level-of-service F represents the worst operating conditions. King County's approach to level-of-service incorporates this basic concept and is tailored to meet the needs of growth management. A tool for judging performance of the transportation system is a comparison of traffic volumes to capacity. In general, capacity is the maximum rate at which persons or vehicles can pass through a section of a facility. This level-of-service will be used to evaluate the performance of intersections and critical links. Planning level analysis of level-of-service will be used to identify system deficiencies.

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King County has developed the Transportation Adequacy Measure (TAM) to meet the level-of-service requirements of the GMA. Traditional level-of-service concepts were used to develop create the Transportation Adequacy Measure. The purpose of the Transportation Adequacy Measure is twofold. It is used as a gauge to judge performance of the transportation system and to identify system deficiencies caused by new developments.

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The Transportation Adequacy Measure was developed in accordance with the following general rules:

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1. Use transit service, non-motorized travel and demand management actions to set thresholds;
2. Exempt facility sections with High-Occupancy Vehicle links from the volume/capacity evaluation;
3. Evaluate volume/capacity by a weighted zonal average;
4. Evaluate volume/capacity links which exceed a critical volume/capacity ratio;
5. Evaluate urban connectors in the Rural Area; and,
6. Address impacts within other jurisdictions.

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Transit is an important transportation option in urban areas. Both transit availability and its function as an alternative to the single-occupancy vehicle are used in the Transportation Adequacy Measure evaluation.

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- T-208 ((T-301))** Level-of-service guidelines for allocating transit service should be developed for use, along with future population density estimates, to plan for transit service and to provide jurisdictions with realistic service expectations when planning for future growth.
- ~~((T-303) The "Countywide Level-of-service Framework," adopted by the Growth Management Planning Council, should guide King County's Transportation Adequacy Measure.))~~
- ~~((T-304) King County should adopt a Transportation Adequacy Measure (TAM) to judge performance of the transportation system for new development projects and to identify specific actions and requirements for bringing facilities and services into compliance. The Transportation Adequacy Measure should be developed in accordance with these general rules:~~
- ~~a. Use transit service, non-motorized travel and demand management actions to set thresholds;~~
  - ~~b. Exempt facility sections with High-Occupancy Vehicle links from the volume/capacity evaluation;~~
  - ~~c. Evaluate volume/capacity by a weighted zonal average;~~
  - ~~d. Evaluate volume/capacity links which exceed a critical volume/capacity ratio;~~
  - ~~e. Evaluate urban connectors in the Rural Area, and~~
  - ~~f. Address impacts within other jurisdictions.))~~
- T-209((T-305))** The following ~~((<sup>1</sup>))~~Transportation Adequacy Measure ~~((<sup>2</sup>S))~~ standards ~~((TAM))~~ shall serve as the basis for King County's level-of-service standards for its arterials. The Transportation Adequacy Measure standards serve as a gauge to judge the performance of the arterial system. ((new-development.)) The level-of-service standards, as measured by the County's concurrency management regulations, will be applied to Small Area Zones as defined by the countywide travel model. The TAM standards shall be used as a tool to evaluate concurrency for long-range transportation planning, development review and programming of transportation investments. ((Average TAM Standard "F" shall only be allowed in the White Center area and only if the area is served by arterial and freeway HOV lanes and all-day express bus service.)) Pedestrian and bicycle facilities should be implemented as a high priority in Transportation Service Area 1.

**Transportation Adequacy Measure (TAM) Standards**

Area <sup>1</sup>	Maximum Averaged V/C Zonal Score	Average TAM Standards
<del>((Transportation Service Area 1 With adequate HOV and transit service))</del>	<del>— &gt;1.0</del>	<del>F</del>
Transportation Service Area 1 ((Without adequate HOV and transit service))	0.99	E
Transportation Service Area 2	0.99	E
Transportation Service Area 3	0.89	D
Transportation Service Area 4	0.79	C
Transportation Service Area 5	0.69	B

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<sup>1</sup> Transportation Service Areas correspond to the Transportation Service Area Map

- 535 T-210 ((T-306)) King County should use a link and intersection level-of-service analysis based  
536 on the Highway Capacity Manual to measure the cumulative performance of the  
537 transportation system at a plan level of detail. This level-of-service evaluation  
538 should be used to identify deficiencies for small area zones currently failing to  
539 meet concurrency. ~~((Projects to resolve deficiencies should be compiled and  
540 prioritized in the Transportation Needs Report.))~~ The prioritized list of  
541 transportation needs contained in the Six-Year Road Development Plan shall  
542 include projects needed to address such deficiencies.  
543
- 544 T-211 In order to monitor the performance of its transportation system, to evaluate  
545 transportation system improvement strategies, and to facilitate coordination  
546 between state, county, and cities' transportation investment programs, King  
547 County recognizes the minimum level-of-service standards, adopted by the  
548 State of Washington for urban and rural state-owned transportation facilities,  
549 designated as "highways of statewide significance".  
550
- 551 T-212 Consistent with RCW 36.70A.070(6)(C), the concurrency requirements of King  
552 County's Concurrency Management System program do not apply to  
553 transportation facilities designated as "highways of statewide significance".  
554
- 555 T-213 ((T-302)) King County should work with state, regional and local governments to review  
556 and establish level-of-service standards for state-owned transportation facilities  
557 and services. ((regionally significant facilities and services.))  
558
- 559 T-214 ((T-307)) The TAM standard for Transportation Service Area 3 shall be applied to  
560 development requests in ~~((the))~~ Transportation Service ((Planning)) Area 4 for  
561 individual sites where public sewer and water service is available at the time of  
562 permit application. The availability of water and sewer service for each  
563 development shall be defined by water and sewer availability certificates issued  
564 either without conditions or with conditions that King County has determined  
565 can be reasonably fulfilled.  
566
- 567 T-215 ((T-402)) Transportation improvements, strategies, and actions needed to serve new  
568 development shall be in place at the time new development impacts occur so  
569 that Transportation Adequacy Measure standards are maintained. If this is not  
570 feasible, then a financial commitment shall be made to complete the  
571 improvements, strategies and actions within six years. If the concurrency  
572 requirements cannot be met, ~~((certificates of transportation concurrency shall  
573 not be issued))~~ development applications shall be denied until level-of-service  
574 standards can be met.  
575
- 576 ~~((T-401~~ If the land use, transportation or financial element of the Comprehensive Plan  
577 is changed, the remaining elements should be revised to maintain a balanced  
578 and consistent plan. The Transportation Element should be consistent with the  
579 Guidelines For Local Transportation Plan Consistency and Development  
580 Concurrency in King County adopted by the Growth Management Planning  
581 Council.))  
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## **D. Mode Split**

"Mode split" means the share of total vehicle traffic by mode – bus, non-motorized vehicle, carpool, single occupant vehicle, etc. - during a particular time period. Mode split varies by time of day, weekdays vs. weekend, and location. A higher mode split for non-single occupant vehicles, usually during weekday peak periods, means fewer vehicles are needed to carry a given number of people. Mode split is used as a measure of the efficiency of the transportation system.

Countywide Planning Policy T-10 calls for local jurisdictions to develop mode split goals to established employment centers. Unincorporated King County does not have any established employment centers although cities within King County served by Metro Transit do. As part of the Six-Year Transit Plan development, King County coordinates the establishment of mode split goals for cities within the County.

The Metropolitan Transportation Plan provides policy guidance for determining mode split goals. This Chapter is based on the mode split policy guidance provided by that Plan.

**T-216 ((T-208))**            **King County should develop variable mode split goals for each Transportation Service Area to reflect differing circumstances such as intensity of land use and availability of alternatives to single-occupancy-vehicle travel.**

**T-217 (T-208)**            **The County should pursue those goals through the implementation of policies that support transportation demand management, transit service improvements, and expansion of high-occupancy vehicle programs. The County should recognize and financially support efforts locally, regionally, and statewide to advance Transportation Demand Management technologies.**

~~**((T-403**~~            ~~**Upon adoption of the 1994 Comprehensive Plan, the County developed a Concurrency Management System establishing a process to evaluate new development based on transportation impacts, levels of service and the completion of needed improvements or actions. If the concurrency requirements cannot be met, development approval shall not be granted until concurrency described in Policy T-402 can be met.))**~~

## **E. Concurrency**

The Growth Management Act requires local jurisdictions planning under RCW 36.70A.040 to adopt and enforce ordinances which prohibit development approval if the development causes the level of services on a locally owned transportation facility to decline below the adopted level of service standards. King County's Transportation Concurrency Management (TCM) Program was developed to address the Growth Management Act's concurrency requirement. The TCM program requires that transportation facilities must be available to carry the traffic of a proposed development at County level-of-service standards or else the proposed development cannot be approved. If level-of-service standards are not met at the time of development application, the County may still approve development but only if a financial commitment for improvements is made concurrent with development as defined by the GMA. Strategies may include increased public transportation services, ridesharing programs, demand management, and other transportation systems management strategies.

**T-218**            **King County should maintain a Concurrency Management System designed to ensure that transportation improvements, strategies and actions needed to support new development and achieve transportation level-of-service standards are completed within the six-year timeframe required by the Growth Management Act.**

**T-219**            **King County shall use the Community Action Strategies Subarea Priority Map to determine the appropriate priority scores for transportation capacity projects**

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to eliminate concurrency restraints on new housing and businesses. The transportation needs prioritization process shall include a Community Action Strategies ranking criteria wherein capacity projects are scored consistent with the priority of the subarea as shown on the Subarea Priority Map.

**((Coordination of Transportation and Urban Land Use Chapter Terms**

Transportation Service Area	Comprehensive Plan Designations
0	Incorporated Urban Centers
1	Kenmore, Shoreline and White Center <sup>1</sup>
2	Full Service Area with Transit Priority
3	Full Service Area without Transit Priority
4	Service Planning Area
5	Rural and Natural Resource Lands

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1 These are Unincorporated Activity Centers within the Full Service Area with Transit Priority))

**T-220((T-501))**

The transportation service areas and service strategies described in the following table should be used to direct future transportation improvements and services.

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**T-219--Transportation Service Strategies**

Transportation Service Area	Transportation Mode	Transportation Service Strategy
<b>0</b>	Roads	Provided by cities Coordinate road construction programs
	TDM	Provide regional TDM Programs and Services
	Transit	Provide all day express service to incorporated urban centers Provide specialized Americans with Disabilities Act service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Nonmotorized	Interconnect unincorporated facilities with cities
<b>1</b>	Roads	Minimize general purpose roadway capacity expansion Complete urban arterial grid Invest in transit supportive signals, intersection treatments and HOV lanes Construct roadway projects needed for safety
	TDM	Maximize ridesharing mobility Plan to provide for HOV parking spaces & passenger loading zones Advance HOV projects to support transit and ridesharing
	Transit	Support the ((Shoreline,)) White Center ((and Kenmore)) Activity Center((s)) with no transit facilities Provide increased off-peak service Provide specialized Americans with Disabilities Act facilities and service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Nonmotorized	Improve nonmotorized access to transit, reduce barriers to access Provide for a continuous sidewalk and bicycle system Integrate nonmotorized projects with roadway improvements Provide multi-purpose trail facilities which address transportation needs

<b>2</b>	Roads	Minimize general purpose roadway capacity expansion Support road capacity projects to solve existing and known development problems Invest in transit supportive signals, intersection treatments and HOV lanes Construct roadway projects needed for safety
	TDM	Support ridesharing Plan to provide for HOV parking spaces and passenger loading zones Advance HOV projects to support transit and ridesharing
	Transit	Provide peak and off-peak service with increased coverage and capacity Provide links to activity and employment centers Provide specialized Americans With Disabilities Act facilities and service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Nonmotorized	Support sidewalk and bicycle facilities, especially on arterials Improve nonmotorized access to transit, reduce barriers to access Integrate nonmotorized projects with roadway improvements Provide multi-purpose trail facilities which address transportation needs

<b>3</b>	Roads	Construct arterials to meet existing and future capacity needs Invest in transit supportive roadway facilities as transit service increases Construct roadway projects needed for safety
	TDM	Emphasize ridesharing support Plan to provide for HOV parking spaces and passenger loading zones Encourage ridesharing mobility options
	Transit	Peak hour commuter service from Park and Ride lots Some additional service Phase in transit / HOV mobility as household and employment densities increase Provide specialized Americans With Disabilities Act facilities and service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Nonmotorized	Integrate nonmotorized projects with roadway improvements Improve sidewalk and bicycle facilities, especially on arterials Provide multi-purpose trail facilities which address transportation needs

<b>4</b>	Roads	Construct arterials to meet existing and pipeline capacity needs, then subsequent growth. Invest in transit supportive roadway facilities as transit service increases Construct roadway projects needed for safety
	TDM	Emphasize ridesharing support
	Transit	Peak hour commuter service from Park & Ride lots Phase in transit / HOV mobility as household and employment densities increase Provide specialized Americans With Disabilities Act facilities and service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Nonmotorized	Integrate nonmotorized projects with roadway improvements Provide multi-purpose trail facilities which address transportation needs

<b>5</b>	Roads	No roadway capacity expansion for growth except for urban connectors Construct roadway projects needed for safety
	TDM	Encourage ridesharing
	Transit	Limited peak hour express bus service to centers for commuters at Park & Ride lot Provide specialized Americans With Disabilities Act facilities and service
	Ferries	Provided by the Washington State Department of Transportation Explore ferry service options to support Land Use and Transportation Elements
	Non-motorized	Integrate nonmotorized projects with roadway improvements Focus on shoulder improvements and shoulder development Provide multi-purpose trail facilities which address transportation needs

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## **III. Transportation System Planning and Design**

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### **A. Arterials and Streets**

664 King County designs, builds, operates and maintains roads, bridges and pathways in unincorporated  
665 areas of King County. The goal is to make the County's transportation system safe and efficient for all  
666 uses and modes of travel. King County's arterial system represents a broad range of mobility options. In  
667 the past, the arterial system has been characterized as the system for moving cars and other vehicles.  
668 The arterial system should be viewed as a resource for moving people and goods by many modes of  
669 transportation, including autos, carpools, buses, bicycles, pedestrians, and trucks.

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671 ((T-502) — The transportation project needs as described in the "Comprehensive Plan  
672 Transportation Needs Report (TNR)" shall represent the transportation needs to  
673 accomplish the land use vision. The TNR shall be subject to an annual review  
674 and update for use in preparing the capital improvement program and shall be  
675 completed as an amendment to the Comprehensive Plan.))

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677 ((T-503) — The Priority Process used in developing the Transportation Needs Report  
678 (TNR) should reflect the land use and transportation vision and priorities  
679 established in the Comprehensive Plan.))

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681 ((T-504) — Capacity deficiencies caused by new development shall be identified by a  
682 comparison between the Transportation Adequacy Measure threshold standards,  
683 critical links performance and existing or expected conditions.))

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685 T-301 ((T-505)) The most cost-effective improvement should be considered first to solve  
686 existing and future deficiencies before higher cost, capital-intensive projects  
687 are considered. Efficiency improvements supporting high-occupancy vehicles  
688 (HOV) and transit operations on existing roads should be a higher priority than  
689 general capacity improvements enhancing single-occupant-vehicle (SOV)  
690 travel.

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692 ((T-506) — The planning, design, construction and maintenance of transportation system  
693 improvements should consider safety, neighborhood character, natural and  
694 historic resource protection, utilities, energy conservation, ease of traffic  
695 operations, driveway access management along principal urban arterials, mainte-  
696 nance costs, stormwater runoff, pedestrian safety, access to manufacturing  
697 centers and marine and air terminals, convenience, truck traffic and goods  
698 movement, emergency vehicles, school access and safety, traffic circulation  
699 patterns, efficient signalization and parking needs. System improvements should  
700 be appropriate in design and scale to the land uses in the area where they are  
701 located.))

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703 ((T-507) — The planning and acquisition of rights-of-way for regionally significant  
704 transportation improvements should be accomplished by coordination and

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agreement on scope and decision-making process among the affected jurisdictions. The process should include public involvement and the analysis of alternative courses of action.))

**T-302 ((T-508))**

Transportation improvements should be designed, built, and operated to minimize air, water and noise pollution and the disruption of natural surface water drainage in compliance with provisions and requirements of applicable Federal, state and local environmental regulations. Particular care should be taken to minimize impacts when facilities are located where they could increase the pressure for development in sensitive areas or rural or resource lands. Natural and historic resource protection should also be considered.

**T-303 ((T-509))**

Needed rights-of-way, strategies to reduce demand and off-site improvements should be identified and required as conditions of development approval to the extent that such conditions are directly related to impact mitigation and will benefit the development.

**T-304 ((T-511))**

King County's road design and construction standards ((should)) shall promote safe, cost effective roads that encourage multimodal use, reflect the different needs and service levels for the Urban Growth Area and Rural Area, ((as well as and)) responding to the different needs for areawide mobility and access to abutting properties.

**T-305 ((T-512))**

~~((Residential neighborhoods should be designed to discourage pass-through traffic movements;))~~ Appropriate neighborhood traffic control measures, land use, zoning, design and road standards and development conditions should be used ((for this purpose and be consistent with the County's traffic and road design standards)) to improve safety, transit access and nonmotorized travel in residential neighborhoods.

~~**((T-513**~~

~~Transportation, water and sewer shall be planned to ensure availability on a common timeline.))~~

((Summary of Transportation Facility Needs  
by Project Type

PROJECTS BY TYPE	Total Projects	King County Cost (Millions in 1999 \$s)
Capacity Projects	82	-\$405.4
Intersection/Operational Projects	83	-\$53.0
Non-motorized Projects	92	-\$63.2
Other Projects	90	-\$134.7
Countywide Bridge Projects	52	-\$134.6
Countywide HOV Projects	11	-\$15.8
Countywide CIP Activities		-\$258.0
Environmental Contingency		\$54.6
<b>Totals</b>	<b>410</b>	<b>-\$1,120.2))</b>

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**((Summary of Transportation Facilities Needs by Area  
(Unincorporated Areas Only))**

<b>Total Projects by Community Planning Area</b>	<b>Total Projects</b>	<b>King County Cost (Millions in 1999 \$s)</b>
Shoreline	2	\$2.2
Northshore	48	\$87.4
Bear Creek	32	\$105.4
East Sammamish	25	\$75.9
Newcastle	23	\$47.6
Snoqualmie	27	\$19.8
Tahoma/Raven Heights	32	\$34.0
Soos Creek	61	\$174.2
Enumclaw	14	\$8.5
Federal Way	18	\$46.3
Highline	44	\$38.0
Vashon	4	\$3.1
East Side Cities	3	\$1.8
Green River Valley	14	\$12.0
Countywide HOV Projects	11	\$15.9
Countywide Bridges	52	\$134.6
Countywide CIP Activities		\$258.0
Environmental Contingency		\$54.6
<b>Totals</b>	<b>440</b>	<b>-\$1,120.2))</b>

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**T-306**

**King County should encourage the development of highly connective, grid-based arterial and non-arterial road networks in new developments and areas of in-fill development. To this end, the County should:**

- **Make specific determinative findings to establish non-arterial grid system routes needed for public and emergency access in in-fill developments at the time of land-use permit review.**
- **Encourage new commercial, multi-family, and single family residential developments to develop highly connective street networks to promote better accessibility by all modes. The use of cul-de-sacs should be discouraged, but where they are used, they should include pedestrian pathways to connect with nearby streets.**

**T-307**

**Development proposals should extend the public road system through dedication when the extension is in the public interest and is reasonably necessary as a result of the impacts of the development. The impacts that may warrant such an extension include, but are not limited to, impacts on neighborhood circulation, increases in the use of arterials for local vehicular trips, the reductions in traffic safety through uncoordinated and/or inadequately spaced street access to the arterials, and restrictions on the availability of alternative emergency access routes.**

**T-308**

**The County should limit the placement of facilities or physical barriers and improvements, such as buildings, utilities, and surface water management facilities within specific areas of a development in order to allow for the future construction of roads to facilitate the establishment of a safe and efficient traffic circulation network, or to retain the availability of access to an adjacent property.**

772 **T-309** As a condition of the approval of new development, the County should require  
 773 the improvement of existing off-site roadways and undeveloped road rights-of-  
 774 way, and/or other strategies to reduce demand on roads when the  
 775 improvement or strategy is reasonably necessary as a result of the impacts of  
 776 the development. The impacts that may warrant such improvements include,  
 777 but are not limited to, those that create safety concerns, raise road operational  
 778 issues or increase the number of residences served by a single access route.  
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781 **B. Public Transportation Strategies**

782 Policies in this section that are unchanged from the current Comprehensive Plan are under the jurisdiction  
 783 of the Regional Transit Committee. Changes in these policies may occur during development of the  
 784 Transit Long-Range Policy Framework.  
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**((LONG RANGE SERVICE CONCEPT\*))**

Service Type	Function	Operating Environment	Examples of Available Products/Technology	Examples of Capital Facility Needs
Regional	Connect urban and manufacturing centers, crossing county or subarea boundaries	Freeways and major arterials, rail rights-of-way.	Bus, vanpools, carpool, light rail transit, commuter rail, ferry, custom bus	Transit priority treatments and freeway HOV access, park and ride lots, transit hubs
Inter-Community	Connect communities to each other and the regional system	Arterials, rail rights-of-way.	Bus, light rail transit, commuter rail, vanpool, carpool, custom bus	Arterial treatments, transit hubs, HOV lanes, pedestrian and bicycle access
Local	Connect neighborhoods to community centers and the regional system; provide circulation within neighborhoods and centers	Local streets and arterials.	Neighborhood shuttles, Dial-A-Ride-Transit, local bus, etc.	Transit hubs, pedestrian and bike access, arterial treatments, smaller vehicles

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 788 **\*NOTE:** Examples of application of this concept at service levels financed by the RTP System Plan (adopted May 1993) are  
 789 provided in Appendix I of Metro's Long Range Policy Framework for Public Transportation  
 790 (October 1993).)  
 791

792 **T-310 ((T-515))** King County should plan, design, and implement a system of services and  
 793 facilities that support integration of regional and local services, and that  
 794 facilitate access to the system for pedestrian, bicyclists, transit  
 795 collection/distribution services, and persons with disabilities, thereby  
 796 providing a viable alternative to auto usage.  
 797

798 **T-311 ((T-516))** King County should support local and regional growth management plans and  
 799 policies. King County should work with other jurisdictions to focus new and  
 800 existing services and facilities to support targeted land use concentrations  
 801 identified in local comprehensive and regional plans and within the Urban  
 802 Growth Area of King County.  
 803

804 **T-312 ((T-517))** King County should adopt transit supportive policies assigning highest priority  
 805 to serving Urban Centers and Manufacturing Centers with transit service,  
 806 including transit priorities on arterial streets jointly designated for transit

- 807 priority by the County, cities, and the Washington State Department of  
 808 Transportation.  
 809  
 810 ~~((518 Within the unincorporated Urban Growth Area, the Full Service Areas with  
 811 Transit Priority, particularly Unincorporated Activity Centers, should receive  
 812 highest priority for additional transit service.))~~  
 813  
 814 T-313 ((T-519)) King County should use a community-based planning process when working  
 815 with cities and unincorporated area communities to develop effective transit  
 816 services including consideration of local circulation needs, feeder bus service,  
 817 fixed and non-fixed routes, and various coach sizes appropriate to the  
 818 neighborhood scale and market.  
 819  
 820 ~~((520 King County should plan for the incremental expansion of transit services to  
 821 the Full Service Areas and Service Planning Areas beginning with peak-period  
 822 commuter bus, ridesharing and specialized Americans with Disabilities Act  
 823 services.))~~  
 824  
 825 T-314 ((T-521)) High Capacity Transit facilities and services which are consistent with, and  
 826 supportive of, the Comprehensive Plan should be supported and implemented.  
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### 829 **C. Nonmotorized Transportation**

- 830 The nonmotorized program is an essential element of King County's multimodal transportation system.  
 831 Nonmotorized transportation users include pedestrians, bicyclists and (in certain areas of the County)  
 832 equestrians. While each group has different needs, they all rely on King County's road system for safe  
 833 access. Trail networks, sidewalks, bike lanes, and other nonmotorized improvements encourage walking  
 834 and cycling. They also improve access to transit stops, resulting in increased transit ridership and  
 835 improving the quality of life in their communities.  
 836  
 837 T-315 ((T-531)) Nonmotorized ~~((Pedestrian and bicycle))~~ transportation should be promoted  
 838 countywide to increase safety, mobility and convenience for nonmotorized  
 839 modes of travel. These efforts should emphasize the ability of nonmotorized  
 840 modes to extend the efficiency of regional transit, promote personal mobility in  
 841 a range of land use areas and expand the transportation alternatives available  
 842 to the public.  
 843  
 844 T-316 ((T-532)) King County should include nonmotorized transportation when general  
 845 transportation improvements are made, including road construction,  
 846 reconstruction, subdivision development and development of new transit  
 847 systems.  
 848  
 849 ~~((T-533 King County should identify and prioritize the implementation of projects to  
 850 improve nonmotorized safety, access and mobility.))~~  
 851  
 852 T-317 ((T-534)) New land use plans, subdivisions, and urban planned development proposals  
 853 should include ((project proposals which)) enhancements to nonmotorized  
 854 mobility and access.  
 855  
 856 T-318 ((T-535)) ((Road design and traffic control of residential streets should give priority to  
 857 pedestrians and bicyclists while allowing automobile access to residences.))  
 858 King County design standards should allow flexibility in selecting, and the  
 859 authority to require design features that benefit nonmotorized safety and  
 860 accessibility.

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 862 ~~((T-536~~ ~~————~~ ~~The Neighborhood Traffic Safety Program should be expanded to have an~~  
 863 ~~areawide focus.))~~  
 864  
 865 T-319 ((T-537)) Unused rights-of-way should be ((inventoried and developed)) considered for  
 866 development as pedestrian, bicycle, and ((Americans With Disabilities Act))  
 867 accessible connectors.  
 868  
 869 T-320 ((T-538 ~~————~~ King County design standards should allow flexibility in selecting features  
 870 which provide dedicated pedestrian, bicycle, and Americans With Disabilities  
 871 Act facilities)) King County should evaluate and implement, when possible,  
 872 standards for new and innovative nonmotorized treatments.  
 873  
 874 T-321 King County should seek to improve pedestrian safety both within residential  
 875 areas and at arterials near pedestrian activity centers such as schools, retail  
 876 centers, concentrations of housing, transit facilities and trails. Within  
 877 residential areas, King County shall offer a comprehensive package of  
 878 neighborhood traffic services to unincorporated area residents and, on a  
 879 contract basis, to local jurisdictions. Pedestrian safety improvements should  
 880 include adequate signage, markings and signalization where warranted, or the  
 881 construction of grade-separated crossings in appropriate locations. To foster  
 882 safe walking conditions for students, King County should continue the School  
 883 Walkway Program.  
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## 886 **D. Air Quality**

- 887 The Washington State Clean Air Conformity Act establishes guidelines and directives for implementing the  
 888 federal Clean Air Act Amendments. The Washington Act specifically links air quality conformity to growth  
 889 management planning efforts at the local and regional level.  
 890  
 891 The Washington Administrative Code states that local transportation plans shall include, "policies and  
 892 provisions that promote the reduction of criteria pollutants that exceed national ambient air quality  
 893 standards." (WAC 173-420-080)  
 894  
 895 The following policies have been developed to be consistent with and support the policies in Chapter 4,  
 896 Section 1B of this Plan, "Air Quality and Forest/Tree Cover."  
 897  
 898 T-322 ((T-542)) The transportation system should conform to the federal and state Clean Air Acts  
 899 by maintaining its conformity with the Metropolitan Transportation Plan of the  
 900 Puget Sound Regional Council and by following the requirements of Chapter 173-  
 901 420 of the Washington Administrative Code.  
 902  
 903 T-323 ((T-543)) King County should work with the Puget Sound Regional Council, the State  
 904 Department of Transportation, transit agencies and other jurisdictions in the  
 905 development of transportation control measures and other transportation and air  
 906 quality programs where warranted. This work would address the requirements of  
 907 the federal Clean Air Act as amended, the air quality provisions of the federal  
 908 ((Intermodal Surface)) Transportation ((Efficiency)) Equity Act for the 21<sup>st</sup> Century  
 909 and the Washington State Clean Air Conformity Act.  
 910  
 911 T-324 King County should consider the following strategies to reduce criteria pollutants  
 912 including, but not limited to: trip reduction strategies, transportation pricing  
 913 controls, employer transportation management programs, work schedule  
 914 changes; ridesharing programs, dedicated facilities for high-occupancy-vehicles,

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traffic flow improvements, parking management, bicycle and pedestrian programs, mixed use development, and car sharing programs.

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## **IV. Finance**

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King County's transportation vision depends on adequate funding for transportation needs. The Growth Management Act requires that the County include an analysis of funding capabilities, a multi-year financing plan based on needs and a discussion of how to raise additional funds or reassess growth and level-of-service standards to resolve a potential funding shortfall for at least a ten-year period. This section provides such information and discusses the extent to which the transportation facilities can be funded within a reasonable revenue forecast and expenditure schedule.

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### **A. Funding Capabilities: Road-Related Sources**

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Financial viability to support transportation capital needs is tested at two levels. Initially, a 20-year plan is identified to meet transportation improvements needed to support the plan vision. The 20-year plan provides for an assessment of revenues from currently available resources and identifies reasonable options for securing additional revenues over the life of the Plan. Secondly, the annual capital improvement program preparation provides a six-year window review that examines the specifics of how to implement the financing plan.

King County receives road revenues from a variety of sources, including unincorporated King County property tax, federal and state grants, state gas tax, local taxes and road mitigation payments from private developments. A full description of transportation financing can be found in the "Transportation 20 year Financial Forecast," located in the Transportation Needs Report.

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### **B. Revenue Shortfall**

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Comparing the Plan's future transportation needs with projections of revenue from current sources shows the total revenue shortfall over the 20-year planning horizon. Different strategies or actions can be identified to address this shortfall. As an example, priority for funding may be given to only projects directly related to achieving the level-of-service standard, to projects that are related to providing capacity or to non-capacity projects.

The intent of this Plan is not to demonstrate a dollar by dollar accounting of transportation needs and revenues. Rather it is to demonstrate the reasonableness of the Plan and its implementation and to show that the goals of growth management can be met. Other sections of this chapter describe how the transportation element addresses growth management goals for transportation and adequate facilities/services. The reasonableness of the Plan's transportation element focuses on the shortfall and the potential for funding future needs.

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Strategies to address the shortfall can range from reconsideration of the transportation needs to new revenue options to changes in levels-of-service to revisions of the land use policies. Decisions on the what to do should be made based on monitoring implementation of this Plan. The following actions can be used to balance the funding shortfall of the Plan:

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1. Reduce transportation funding needs:
  - Re-evaluate the need for projects
  - Promote transportation demand management actions to reduce vehicle trips
  - Re-scope project needs and downsize where possible
2. Develop new revenue options:
  - Increase revenues by using existing sources
  - Participate in regional funding strategy development
  - Seek new or expanded revenue sources
  - Public/private participation
3. Change level-of-service:
  - Adjust the level-of-service standard to allow more growth
  - Adjust the level-of-service standard to allow more growth in selected areas only
  - Adjust the level-of-service standard to discourage more growth
4. Change land use:
  - Revise the land use plan to encourage / discourage growth in selective areas
  - Adjust the target forecast
  - Delay development until facilities are adequate

((GMA Road Capital Funds  
 -2000 to 2019

PROJECTED REVENUES	\$ in millions
Roads CIP Contributions*	-\$517.350
Federal Revenues	-44.880
State Revenues	-43.020
Mitigation Revenues	-75.640
Others	-2.460
Bridge Program Grants	-63.726
Vehicle Licensing Fee	80.495
<b>Total Revenues</b>	<b>-\$827.571</b>
<b>PROJECTED EXPENDITURES</b>	
Countywide CIP Projects	-\$258.080
Environmental Contingency	54.640
Bridge CIP Program	-134.688
-Comp Plan CIP Allocation	-380.163
<b>Total Expenditures</b>	<b>-\$827.571</b>

\*(From unincorporated area property taxes))

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**((Summary Of Transportation Needs  
2000-2019**

<b>FUNDED CAPITAL NEEDS</b>	<b># of Projects</b>	<b>King County Cost (\$ in millions)</b>
Capacity (New Construction and Major Widening)	58	\$260.547
Intersection/Operational	49	\$37.852
Nonmotorized	27	\$22.266
Transit/HOV	7	\$6.175
Others (Study, Local, Minor Widening)	36	\$53.323
Countywide CIP Activities	-	\$258.080
Bridge (Countywide Bridge Projects)		\$134.688
Environmental Contingency		\$54.640
<b>TOTAL FUNDED</b>	<b>177</b>	<b>\$827.571</b>

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<b>UNFUNDED CAPITAL NEEDS</b>	<b># of Projects</b>	<b>King County Cost (\$ in millions)</b>
Capacity (New Construction and Major Widening)	23	\$144.891
Intersection/Operational	34	\$15.721
Nonmotorized	66	\$41.044
Transit/HOV	4	\$9.715
Others (Study, Local, Minor Widening)	53	\$81.287
<b>TOTAL UNFUNDED</b>	<b>180</b>	<b>\$292.658))</b>

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**((Breakdown of Transportation Shortfall  
1999-2018**

	<b>No. of Projects</b>	<b>Cost \$ (in Millions)</b>
Critical Capacity Projects	0	\$0.0
Other Capacity Projects	-23	-\$144.891
Non-Capacity Projects	-157	-\$147.767
<b>Total Shortfall</b>	<b>-180</b>	<b>-\$292.658))</b>

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**T-401 ((T-601))**

Financial resources available for transportation improvements should support a program of capital facilities needed for a multi-modal transportation system. The Transportation Priority Process should give priority to critical capacity projects needed to achieve level-of-service standards in Transportation Service Areas 1, 2, and 3 and to support the transportation service strategies and ensure adequate transportation facilities. Then priority should be given to capacity projects for new growth in Transportation Service Area 4. Allocation of resources to support transportation demand management projects shall be part of the Transportation Needs Report process.

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**T-402 ((T-602))**

The essential maintenance, preservation, safety and operations costs of the transportation system should be funded prior to other costs for capital improvements so that existing investment is protected and current mobility is not degraded.

**T-403 ((T-603))**

When funding t((T))ransportation ((funding directed to)) projects in areas where annexations or incorporations are expected, the Department of Transportation should ((require)) seek interlocal agreements with the affected cities and other service providers to provide opportunities for joint grant applications and cooperative funding ((for joint funding)) of improvements ((and sharing of revenues)).

**T-404 ((T-604))**

((A major shortfall between expected revenues and needed improvement costs should be considered and addressed d)) During annual review of the Comprehensive Plan, King County should consider and address any potential shortfalls that may occur between expected revenues and needed improvement costs. Such resolution could include a reassessment of land use, growth targets, level-of-service standards and revenue availability.

**((1998 – 2004 Transit Revenues and Expenditures**

Revenue Source	1998-2004 (in mill. of \$)	Percent of Total
Fares	-477.3	-14.7%
Other operating	-111.3	-3.4%
Sales Tax	-1,521.4	-46.9%
M.V.E.T.	-738.3	-22.8%
Roads & Fleet Support	-29.3	-0.9%
Interest	-41.7	-1.3%
Capital Grants	-275.1	-8.5%
Misc.	-50.3	-1.5%
<b>TOTAL</b>	<b>-3,244.8</b>	<b>-100%</b>

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Bonds totaling \$83 million and short term debt totaling \$27 million are projected for this period and provide additional resources. Existing fund balances also support projected expenditures.

Expenditure	1998-2004 (in mill. of \$)	Percent
Operating	(2,514.3)	-71.7%
Capital	(769.9)	-21.9%
Cross Border Leasing (Gillig Coaches)	(89.2)	2.5%
Debt Service	(135.3)	-3.9%
<b>TOTAL</b>		<b>100%</b>

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The financial plan assumes \$12.5 million of the planned capital program will slide beyond 2004.

<b>Capital Expenditure Item</b>	<b>Cost (in mill. of \$)</b>	<b>Percent</b>
Paratransit	-33.2	4.2%
Art	-1.4	0.2%
Asset Maintenance	-68.2	8.7%
Business Systems	-0.9	0.1%
Fleet Replacement/Expansion	348.2	44.5%
Leases	-1.8	0.2%
Miscellaneous	-40.0	5.1%
Operating Facilities	-89.7	11.5%
Passenger Facilities	-92.5	11.8%
Reimbursable Activities	-5.0	0.6%
Speed and Reliability	22.5	2.9%
Transit Systems	-17.0	2.2%
Trolley Overhead	-17.0	2.2%
Vanpool	-44.9	5.7%
<b>Grand Total</b>	<b>\$ 782.4</b>	<b>100%</b>

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# V. Coordination

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1043 This chapter has been prepared in coordination with adjacent cities and counties to assess potential impacts  
1044 on their jurisdictions. Citizen participation and coordination was also used to assist in the planning process  
1045 and to reconcile any conflicts. The following activities have supported the coordination process:

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- Review by the transportation subarea boards
- Review by the Unincorporated Area Councils
- Development of the Regional Arterial Network
- The update of the Six-Year Transit Development Plan
- The Statewide and Countywide grant application process
- The Capital Improvement Program (CIP) coordination process
- Participation in the Puget Sound Regional Council, enabling King County to coordinate its transportation planning activities with other local and regional agencies' for the four central Puget Sound counties.

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**T-501 ((T-407))**

**All elements of the transportation system should be planned and operated in coordination with the cities in and abutting King County, the adjoining counties, the Washington State Department of Transportation, the Port of Seattle, the transit agencies that provide service in and to the County, and the Puget Sound Regional Council. Prioritization of countywide facility improvements should be coordinated among jurisdictions to implement the countywide land use vision.**

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**T-502 ((T-540))**

**~~((Regional aviation facilities play a foundational role in promoting a strong regional economy as well as providing significant direct and indirect employment opportunities to residents of the County and Puget Sound region. Consistent with this plan's policies concerning the siting of essential public facilities,)) King County should work with the Puget Sound Regional Council and its members to ensure that any regional projected aviation capacity problems, and the air transportation needs of the region's residents and economy are addressed in a timely manner. ((Siting decisions must be consistent with the Regional Airport System Plan, the Countywide Planning Policies and this Plan.))~~**

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**T-503**

**King County should support the completion of the designated freeway HOV lane and limited access highway system. Access to this HOV lane system should also be supported.**

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## **VI. Implementation and Monitoring**

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The balance between land use, transportation services and funding is critical. The Transportation Chapter will be implemented through the funding of planned transportation improvements and strategies from available resources and by the management and monitoring of the system to ensure there are adequate facilities to support growth. Roads needs will be prioritized through updates to the Six-Year Roads Development Plan. High-priority projects will be programmed for funding in the Capital Improvement Program. Transit projects will be implemented as the needed revenues become available and in coordination with other related improvements and service development needs as described in transit planning and budget documents.

The annual Capital Improvement Program and Financial Plan will be consistent with the Comprehensive Plan and will consider the current performance of the transportation system, concurrency needs of planned developments, priority projects, phased implementation of improvements and other related factors. Revenues from all sources including Mitigation Payment System fees will be programmed to appropriate projects.

Concurrency will be maintained through the development and use of the Concurrency Management System to help manage development and achievement of the level-of-service standards adopted in the Comprehensive Plan.

System performance will be monitored through periodic traffic counts, speed and delay studies, travel time observations for autos and buses and by computer simulation of travel network characteristics. Information on system performance will be shared with other transportation agencies in the County. If performance deteriorates below adopted standards, then the Comprehensive Plan will be amended to include improvements needed to restore level-of-service standards, or a reassessment of standards, funding and growth will be considered.

**T-601 ((T-402)) King County should maintain an inventory of its transportation facilities and services to support its management of the system and to monitor system performance.**

**T-602 ((T-408)) ((King County should monitor, evaluate and revise the Transportation Chapter and the other components related to transportation (including the Urban and Rural Land Use Chapters and transportation financing component) periodically to reassess the Comprehensive Plan vision and identify any additional measures needed to ensure its implementation. Transportation actions and tools should be developed and used to carry out the policies of the Plan. If a high capacity transit program is not implemented by the Regional Transit Authority, then King County should develop an alternative high capacity transit system. If no high capacity transit system is implemented, then King County should reassess its planned transportation system and land use element to**

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T-603 ((F-904))

account for that change.)) King County shall periodically evaluate transportation components of the Comprehensive Plan and shall recommend actions that ensure implementation of the Comprehensive Plan vision.

King County ((should)) shall monitor and establish benchmarks to assess regional transportation system performance ((in)) and ((implementing)) implementation of the Comprehensive Plan. To accomplish this task King County should develop travel forecasts and maintain a Geographic Information System and databases. The data shall include existing and forecast regional population, employment, development and transportation information. The County, in cooperation with other jurisdictions, should produce reports on traffic and transportation activities. ((in cooperation with other jurisdictions.)) Such reports should highlight performance characteristics and identify the deficiencies, problems of safety and operations and areas ((which are)) not in compliance with level-of-service standards.

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## **VII. Transportation Element: Requirements and Components**

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1146 Specific requirements for the transportation element are found at RCW 36.70A.070(6)(a). The following  
1147 sections describe how the transportation element of the King County Comprehensive Plan meets those  
1148 requirements.

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### **A. Land Use Assumptions**

1151 The transportation element uses the same growth targets as the entire Comprehensive Plan. These  
1152 targets are provided in Chapter Two of the Plan.

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1154 The transportation element maintains the overall household and employment targets established in the  
1155 1994 King County Comprehensive Plan with revisions to reflect annexations and incorporations that have  
1156 occurred since its adoption. In some areas, growth has occurred faster than anticipated by these targets.  
1157 These higher growth rates have been reflected in land use forecasts and transportation needs. Other  
1158 areas have not grown as fast as anticipated.

1159

1160 Although future land use growth targets have not been reallocated, actual growth rates are updated in the  
1161 Transportation Concurrency Management system. This provides a mechanism to identify and implement  
1162 transportation needs and is especially important in those areas where the previous growth targets have  
1163 been exceeded. The Comprehensive Plan provides the 20 year vision for roads while the Transportation  
1164 Concurrency Management system tracks the actual growth and links the growth to projects, timing, and  
1165 priority for the 6-year roads and transit development plans and capital improvement programs.

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1167 More information on land use assumptions used in the traffic impact analysis is provided in this Plan,  
1168 Section III A and B. Traffic impact analysis was conducted for the Supplemental Environmental Impact  
1169 Statement (SEIS) for the 1994 Plan and is still valid.

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### **B. Estimated Traffic Impacts to State-Owned Facilities**

1172 Both the traffic impact analysis conducted for the Supplemental Environmental Impact Statement (SEIS)  
1173 for the 1994 Plan and the analysis conducted for the Transportation Concurrency Management program  
1174 include state facilities. Both use standard transportation analysis techniques.

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### **C. An Inventory of Transportation Facilities and Services**

1177 The inventory is provided in Appendix C. As required by growth management legislation, it includes air,  
1178 water, and ground transportation facilities and services as well as transit alignments and general aviation  
1179 airport facilities. It includes both county-owned and state-owned transportation facilities within the  
1180 county's boundaries.

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### **D. Level of Service Standards Including Standards for State Routes**

1183 King County has adopted the Transportation Adequacy Measurement (TAM) standards and "Critical Links"  
1184 as its transportation level-of-service standards. The TAM standards serve as a gauge to judge the  
1185 performance of the County's transportation system. The level-of-service standards are linked to the  
1186 County's Transportation Concurrency Management System and capital improvements.

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1188 The TAM standards are designated based on the companion Transportation Service Area Map. State  
1189 routes, except for limited access freeways and state routes with HOV lanes, are included in the TAM score

1190 calculation and in the "Critical Links" determination. The TAM standards are discussed in greater detail later  
1191 in this chapter.  
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### 1193 **E. Actions to Bring Facilities into Compliance**

1194 The traffic impact analysis conducted for the 1994 Plan identified 600 transportation improvement projects  
1195 that were needed by 2010 at a cost of \$1.1 billion. These projects were listed in the Transportation Needs  
1196 Report that was adopted along with the 1994 KCCP. The Six-Year Roads Development Plan and the six-  
1197 year Capital Improvement Program identify specific projects and actions to address transportation needs.  
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### 1199 **F. Traffic Forecasts for at Least Ten Years**

1200 Travel forecasts were developed for a 20-year horizon. See Section IV and Appendix C for more information  
1201 on forecasts.  
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### 1203 **G. State Owned Facilities Must be Consistent the State-Wide 1204 Multimodal Transportation Plan**

1205 King County will be in compliance with this new GMA requirement by the December 21, 2000, deadline.  
1206 The six-year roads and transit development plans and capital improvement programs are the elements of  
1207 the King County Comprehensive Plan that address the GMA requirement of identifying state and local  
1208 system needs to meet current and future demand.  
1209

### 1210 **H. Analysis of Funding Capability**

1211 The 2000 Plan includes the financial analysis in the Transportation Needs Report which is an element of  
1212 the Plan that is updated annually. More information on the financial analysis is provided in Section VI of  
1213 this Plan.  
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### 1215 **I. Intergovernmental Coordination**

1216 See Section VII for a discussion of coordination.  
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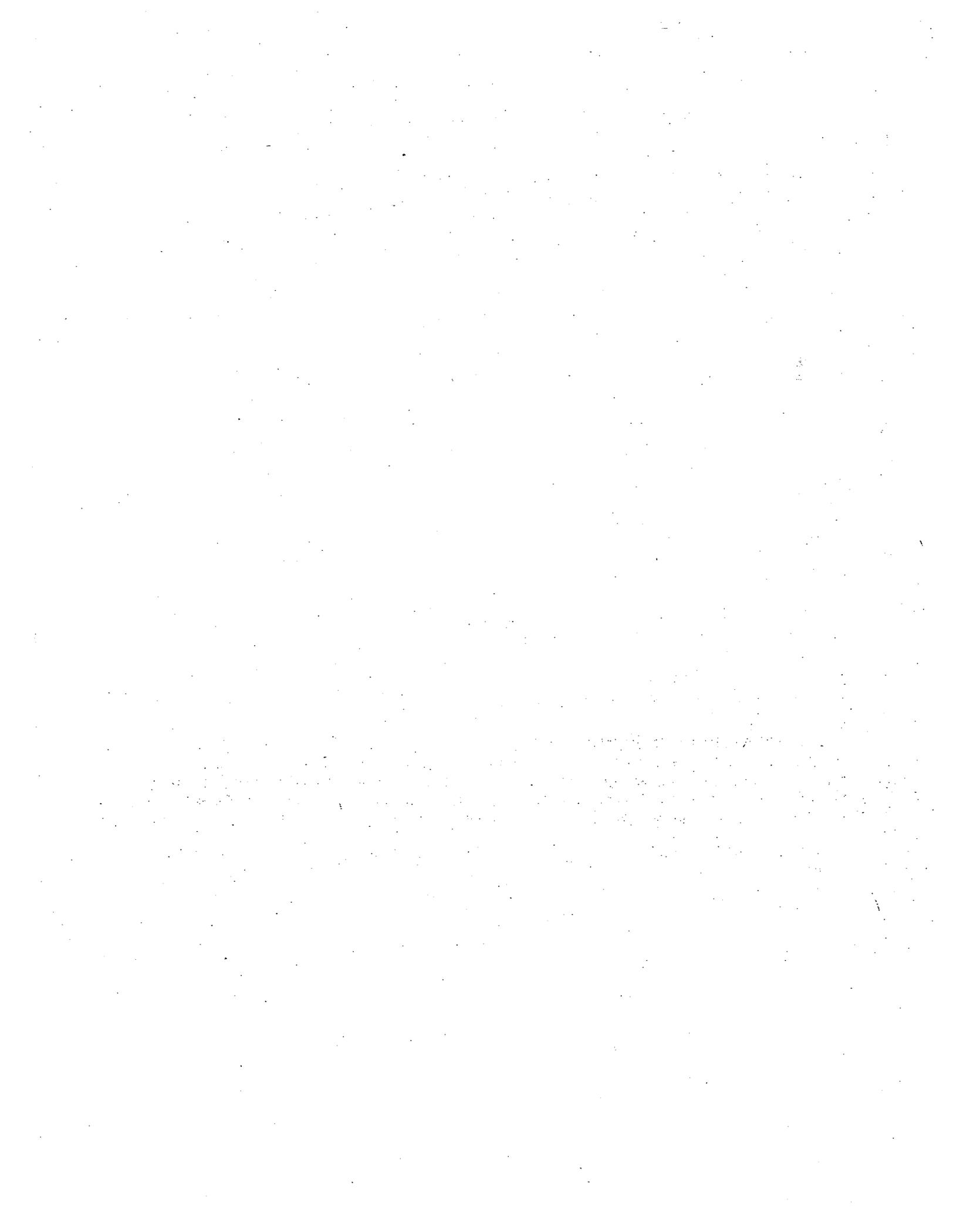
### 1218 **J. Concurrency**

1219 The concurrency program is described in Section IV E of this Plan.  
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### 1221 **K. Consistency of Plans**

1222 The Comprehensive Plan is consistent with the Metropolitan Transportation Plan, the regional  
1223 transportation plan for the four-county region. The Puget Sound Regional Council reviews the plan for  
1224 consistency and has previously certified the King County Comprehensive Plan and also its amendments.  
1225 In addition the Comprehensive plan policies have been reviewed by other jurisdictions within King County.  
1226

1227 The Comprehensive Plan provides policy direction for the development of the County's 6-year functional  
1228 plans.  
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## Chapter Seven

# Services, Facilities and Utilities

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications. King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. This chapter contains policies that guide service provision.

# I. Regional Services

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King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, and solid waste management. Local services provided to citizens of unincorporated urban King County and the rural areas include police, building permits, and health and human services. As annexations and incorporations of unincorporated urban areas continue, King County government will focus more on its role as the provider of regional services and protector of the County's rural and resource areas. The following policies direct King County's evolving role as regional service provider.

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**F-101 ((V-306))**

**King County, the cities, special purpose districts and/or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.**

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**F-102 ((V-307))**

**King County shall work with cities, special purpose districts, other local service providers and citizens to identify and distinguish local and countywide services. Over time, ~~((it is the intention of the County and the cities that the))~~ cities will assume primary responsibility for coordinating the provision of local services delivery. ~~((and t))~~ The County will assume primary responsibility for coordinating the provision of ~~((the delivery of))~~ countywide services, including countywide services that must be delivered within city boundaries. The County will also work with cities and other counties to identify regional service and facility needs and develop strategies to provide them.**

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**F-103**

**King County will provide or manage countywide services which include but are not limited to:**

**a. Transit;**

**b. Economic Development;**

**c. Harborview Hospital;**

**d. Public Health;**

**e. Regional park, trails and open space systems;**

**f. Waste water collection and treatment;**

**g. Solid waste management and recycling;**

**h. Hazardous waste management;**

**i. Water resource management;**

**j. Surface water management and flood warning;**

**k. Protection and preservation of natural resource lands;**

**l. Regional Arterial Network (RAN) and freight mobility; and**

**m. Affordable housing.**

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**F-104 ((V-306))**

**~~((The))~~ King County will continue to plan for and provide public services to the Rural Area, consistent with rural standards and needs.**

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**((V-308**

**~~King County, neighboring counties and the cities, as planning partners, shall be responsible for coordinating with all applicable agencies, jurisdictions and citizens to define regional, countywide and local facilities and services and define which agency is to provide them.))~~**

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**F-105 ((U-306))**

**To support the intent of the Growth Management Act, King County should work with cities and other service providers to establish priority areas for public funding of capital facilities, services and infrastructure.**

## II. Facilities & Services

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### A. Providing a Spectrum of Services

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King County and numerous service providers need to coordinate planning and funding activities to ensure that needed facilities and services are provided in the region.

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**F-201** All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act.

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**F-202 ((F-401))** King County should seek to create quality communities by defining the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should ensure that there is an adequate supply of public facilities necessary to support communities.

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**F-203 ((F-402))** King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.

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**F-204 ((F-223))** King County shall work with its neighboring counties, the State, Puget Sound Regional Council, special purpose districts, ports and the cities to identify areas of shared need and adequate land supply for public facilities. The County's capital acquisition budget shall reflect the jointly agreed-upon priorities and time schedule.

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**F-205 ((F-403))** Public and private community service providers should be encouraged to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools and other social and recreational facilities.

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### B. Urban and Rural Services

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Although growth will be directed to Urban areas, it is recognized that Rural areas have facility and service needs also.

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~~**F-206 ((F-201** Within the Urban Growth Area, p)) Public spending to support ((new)) growth should be directed to the ((Full Service Areas)) Urban Growth Area and prioritized and coordinated through Capital Facility Plans ((toward compliance)) to comply with the concurrency requirements of the Growth Management Act.~~

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~~**((F-202** Within the Urban Growth Area, public spending within the Service Planning Areas should serve existing and pipeline development. Planning to convert the Service Planning Area to Full Service Area will be a priority. When funds are available to support new growth in Service Planning Areas, these areas will be converted to Full Service Areas.))~~

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**F-207 ((F-203))**

**In the Rural Area, services provided by agencies should support a rural level of development and not facilitate urbanization.**

**C. Identifying Needs for Facilities and Services**

Public facilities and services are vital to protect public health, safety and welfare and to protect and enhance community and environmental quality. Inadequate sewage disposal, for example, could directly threaten public health. Inadequate ground water protection could result in unsafe drinking water and threaten stream flow. Deficiencies in other services, such as police protection or parks, might not raise severe obstacles to any single new development, but over time could cause general threats to public health, safety and welfare and deterioration of community quality.

King County government is responsible for assuring that adequate facilities and services are available or can be made available to support planned growth. This responsibility is carried out by identifying needs for facilities and services based on the planned amount and location of growth. The mechanism for identifying needs is capital improvement programming.

The Growth Management Act requires the County to prepare a capital facility plan which includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.

The Capital Facility Plan Element for King County is comprised of the following four components:

1. Technical Appendix A is an executive summary of documents containing inventories of facilities and services provided by King County (health and human services and law, safety and justice, transportation) and those provided by other entities (drinking water supply, sanitary sewer collection and treatment, schools, fire protection, libraries, natural gas, telecommunications, and electricity).
2. Technical Appendix A is an executive summary of documents containing the forecast of future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities.
3. Six-year plan that will finance the expanded or new facilities:
  - a. Technical Appendix A is an executive summary of the finance plans for facilities and services provided by the County and other entities.
  - b. Technical Appendix A references the Transportation Needs Report which includes an analysis of funding capability to judge needs against probable funding resources, and a 20-year financial forecast report based on identified needs.
  - c. Current adopted King County Capital Improvement Program for facilities other than transportation.
4. Requirement to reassess land use if funding is unavailable to meet existing and future needs:
  - a. Policies of Chapter Seven, Part I Facilities & Services, Sections B – F.
  - b. Chapter Nine, Transportation, Section IV.

**D. Capital Facility Planning**

King County and other service providers are required to prepare six-year capital facility plans that describe needs for the six-year facility and propose funding to meet those needs.

- 174 **F-208 ((F-204))** The capital facility plans and capital improvement programs prepared by all  
 175 other agencies which provide services to unincorporated areas of the  
 176 County should be consistent with the King County Comprehensive Plan.  
 177
- 178 **F-209** To reduce overall public costs, noise and disruption to the local area during  
 179 construction, installation of new or maintenance of existing utility facilities  
 180 should be timed and coordinated with other projects that utilize public right-  
 181 of-ways and easements, where possible.  
 182
- 183 **F-210 ((F-205))** King County's capital facility plans should identify financing strategies to  
 184 support ~~((the level and distribution of the))~~ its adopted 20-year growth target  
 185 ~~((, the))~~ and land use plan ~~((and the service and finance strategy))~~.  
 186
- 187 **F-211 ((F-206))** King County's capital improvement program shall demonstrate that  
 188 projected needs for facilities and services can be met within the ~~((Full~~  
 189 ~~Service Areas of the County))~~ Urban Growth Area and can be served in  
 190 compliance with the concurrency requirements of the Growth Management  
 191 Act or, if that is not possible, King County shall determine where and when  
 192 deficits may occur and how needed facilities and services might be phased  
 193 in and or financed to serve such deficit areas. Alternative phasing and  
 194 financing strategies must be identified and determined to be infeasible prior  
 195 to triggering a land use and zoning reassessment under Policy ~~((F-213))~~ F-  
 196 216.  
 197
- 198 **F-212 ((F-207))** School districts which choose to have the County collect impact fees for  
 199 them, and water and sewer utilities that provide their services to  
 200 unincorporated King County shall prepare capital facility plans consistent  
 201 with requirements of the Growth Management Act and King County Code.  
 202
- 203 ~~((F-208~~ School districts that choose to have the County collect impact fees for them  
 204 ~~and water and sewer utilities that provide their services to unincorporated~~  
 205 ~~King County shall demonstrate whether or not they are able to adequately~~  
 206 ~~provide service to their area by submitting documentation of consistency~~  
 207 ~~with the Comprehensive Plan, addendums to recently approved plans or new~~  
 208 ~~plans to King County by December 31, 1996. Water and sewer utilities shall~~  
 209 ~~also submit to King County information regarding their projected future~~  
 210 ~~service levels by March 31, 1996.))~~  
 211
- 212 **F-213 ((F-209))** Provision of an adequate supply of kindergarten through twelfth grade (K-12)  
 213 public schools and K-12 public school facilities is essential to avoid  
 214 overcrowding and to enhance the educational opportunities for our children.  
 215 King County shall adopt regulations which are supportive of the permitting  
 216 of K-12 public schools and K-12 facilities.  
 217  
 218
- 219 **E. Addressing Service Deficiencies**  
 220 In the event that needed facilities and services are not available to support either existing development or  
 221 growth, King County will work with other service providers to address the service deficiency.  
 222  
 223
- 224 **F-214 ((F-210))** King County shall initiate a subarea planning process with any service  
 225 provider that declares, through their capital facilities plan, an inability to  
 226 accommodate projected service needs inside their service area.  
 227

- 228 ~~((F-211~~ ~~Joint plans for Service Planning Areas shall identify facility and service~~  
 229 ~~needs and the costs to provide the planned level of service to support~~  
 230 ~~growth.))~~  
 231  
 232 ~~((F-212~~ ~~Joint plans for Service Planning Areas shall include a strategy which will~~  
 233 ~~resolve facility and service deficiencies.))~~  
 234  
 235 **F-215 ((F-215))** King County and its cities should coordinate planning for health and human  
 236 service facilities and services. County investments in health and human  
 237 service facilities should be targeted primarily to the designated Urban  
 238 Centers and secondarily to other locations in the Urban Growth Area and  
 239 Rural Towns.  
 240  
 241 **F-216 ((F-213))** If an area-wide sewer, water, or transportation service deficiency is  
 242 identified, King County and the applicable service providers shall remedy the  
 243 deficiency through a joint planning process addressing capital improvement  
 244 programs and long-term funding strategies. If financing and level of service  
 245 remedies cannot solve the deficiency, King County ~~((may))~~ shall change  
 246 zoning to address the problem.  
 247  
 248

## 249 **F. Financing Strategies**

- 250 King County, cities, and other service providers will work together to address the financing needs of  
 251 facilities and services.  
 252  
 253  
 254 **F-217 ((F-244))** King County shall work with the cities to create a financing partnership for  
 255 areas of the Urban Growth Area that the cities will annex. This includes  
 256 determining County/regional and city/municipal facilities and services and  
 257 then committing to a shared financing strategy to build or provide these  
 258 infrastructure improvements or services. ~~((This work should be completed~~  
 259 ~~by the end of 1996.))~~  
 260  
 261 **F-218 ((F-246))** King County should, in cooperation with other jurisdictions, develop funding  
 262 strategies for governmental infrastructure that take into account economic  
 263 development goals and consider the costs to, and benefits for, the  
 264 jurisdictions and the region.  
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 266

## 267 **G. Essential Public Facilities**

- 268 The region will work cooperatively to site essential public facilities in an equitable manner. Essential  
 269 public facilities are defined in the Growth Management Act and include large, usually difficult to site  
 270 facilities such as prisons, landfills, and airports.  
 271  
 272  
 273 **F-219 ((F-247))** Proposed new or expansions to existing essential public facilities should be  
 274 sited consistent with the King County Comprehensive Plan. Listed existing  
 275 essential public facilities should be preserved and maintained until  
 276 alternatives or replacements for such facilities can be provided.  
 277  
 278 **F-220 ((F-248))** King County and neighboring counties, if advantageous to both, should  
 279 share essential public facilities to increase efficiency of operation.  
 280 Efficiency of operation should take into account the overall value of the  
 281 essential public facility to the region and the County and the extent to which,  
 282 if properly mitigated, expansion of an existing essential public facility

283 located in the County might be more economical((ly)) and environmentally  
 284 ((efficient to County residents)) sound.

285

286 ~~((F-219~~ King County should ensure that no racial, cultural or class group is unduly  
 287 impacted by essential public facility siting or expansion decisions.))

288

289 F-221 ((F-220)) King County should strive to site essential public facilities equitably so that  
 290 no racial, cultural, or socio-economic group is unduly impacted by essential  
 291 public facility siting or expansion decisions. No single community should  
 292 absorb an inequitable share of these facilities and their impacts. Siting  
 293 should consider environmental equity and environmental, economic,  
 294 technical and service area factors. The net impact of siting new essential  
 295 public facilities should be weighted against the net impact of expansion of  
 296 existing essential public facilities, with appropriate buffering and mitigation.  
 297 Essential public facilities that directly serve the public beyond their general  
 298 vicinity shall be discouraged from locating in the Rural Area.

299

300 F-222 ((F-224)) A facility shall be determined to be an essential public facility if it has one or  
 301 more of the following characteristics:

302 a. The facility meets the Growth Management Act definition of an  
 303 essential public facility;

304 b. The facility is on a state, county or local community list of essential  
 305 public facilities;

306 c. The facility serves a significant portion of the County or metropolitan  
 307 region or is part of a Countywide service system; or

308 d. The facility is the sole existing facility in the County for providing that  
 309 essential public service.

310

311 F-223 ((F-222)) Siting analysis for proposed new or expansions to existing essential public  
 312 facilities shall consist of the following:

313 a. An inventory of similar existing essential public facilities in King  
 314 County and neighboring counties, including their locations and  
 315 capacities;

316 b. A forecast of the future needs for the essential public facility;

317 c. An analysis of the potential social and economic impacts and  
 318 benefits to jurisdictions receiving or surrounding the facilities;

319 d. An analysis of the proposal's consistency with policies ((F-247)) F-  
 320 219 through ((F-224)) F-222;

321 e. An analysis of alternatives to the facility, including decentralization,  
 322 conservation, demand management and other strategies;

323 f. An analysis of economic and environmental impacts, including  
 324 mitigation, of any existing essential public facility, as well as of any  
 325 new site(s) under consideration as an alternative to expansion of an  
 326 existing facility;

327 g. Extensive public involvement; and

328 h. Consideration of any applicable prior review conducted by a public  
 329 agency, local government, or citizen's group.

330

331 F-224 ((F-304)) King County supports coordination of regional water supply planning, sales  
 332 of excess water supplies among municipalities in the region, water quality  
 333 programs and water conservation and reuse programs.

334

335 ~~((F-301~~ In the Full Service Areas of the Urban Growth Area, Group A water systems  
 336 are preferred for new construction on existing lots and shall be required for  
 337 new subdivisions. In the Service Planning Areas of the Urban Growth Area,  
 338 private wells and Group B water systems may be allowed for new

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construction and subdivisions. However, for all new construction in the Urban Growth Area, eventual connection shall be required with the water purveyor identified in a County adopted Coordinated Water System Plan as the service provider for the area of the construction or, where a purveyor has not been identified through such a Plan, with the most logical existing Group A purveyor. If this designated purveyor cannot provide direct service to the development at the time of construction, the County shall require all known and projected costs for anticipated connection to be funded at the permitting stage and the designated purveyor should provide.))

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## H. Water Supply

King County is not a water utility and does not provide potable water to citizens in the region. However, it plays an important role in the coordination or linking of water supply and growth. Moreover, ((the County has a major role in providing a substantial supply of reclaimed water from wastewater treatment plants. Reclaimed water can be used for purposes, such as agriculture and fire hydrants, which currently utilize potable water sources. Increased use of reclaimed water could alleviate pressures on the supply of potable water needed to accommodate growth)) the County reclaims water from its wastewater treatment plants. Reclaimed water can be used for many purposes, such as irrigation and industrial use, which currently utilize potable water sources.

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### 1. Potable Water Systems

Potable water is provided by Group A public water systems having 15 or more connections, Group B public water systems having 2 to 14 connections, and private wells serving one connection. The type of water system required will depend upon whether a proposed development is or is not located within the Urban Growth Area.

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**F-225 In the Urban Growth Area all new construction and all new subdivisions shall be served by Group A public water systems except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060. In that case, creation of a new Group B public water system or private water system may be allowed to serve new construction or new subdivisions. The service areas for Group A public water systems are defined by state-adopted Coordinated Water System Plans.**

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**F-226 Any new Group B public water systems formed in the Urban Growth Area shall be required to connect to an existing Group A public water system when the Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060. All known and projected costs for anticipated connection to the Group A public water system shall be funded at the permitting stage of any proposed new construction or new subdivisions. The Group A public water system designated to assume the new Group B public water system should provide satellite management of the system until it can provide direct service. Rates charged for satellite management should be consistent with policies included in the comprehensive water system plan of the Group A public water system.**

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**((F-302 All new Group A public water systems should be operated by a certified water system operator. If the area for a new public water system is included in the planning area of an existing water purveyor as identified in a Coordinated Water System Plan, the water system should be operated by the purveyor through either satellite management or direct service. Rates charged for satellite management should be consistent with policies included in the comprehensive water system plan of the purveyor.))**

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**F-227 ((F-303))**

In the Rural Area, private wells ((and)), Group B water systems, and Group A water systems are ((permissible)) all allowed. All new construction and all new subdivisions shall be served by a Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060. In that case, creation of a new Group B public water system or private water system may be allowed to serve new construction or new subdivisions. The service areas for Group A public water systems are defined by state-adopted Coordinated Water System Plans. Group A water ((systems may also be allowed)) service will be required, if ((they meet)) either of the following criteria are met:

- ((a. Water systems existing as of the effective date of this Plan have quality or quantity problems that threaten public health and can best be solved by Group A service; or
- b. The area has been assigned to a water purveyor through a King County adopted Coordinated Water System Plan; prior to approval of the new system or system extension, the maximum number of connections has been specified based on the number of previously platted lots and the zoning approved for the total Rural Area being served; and Group A service is financially feasible at the resulting density.))
  - a. The proposed development is included in an area that has been assigned to a water purveyor through a King County approved Coordinated Water System Plan and does not meet requirements for a private well or Group B system; or
  - b. The proposed development is included in an area currently served by a Group B water system that has known quality or quantity problems that threaten public health and can best be solved by Group A service.

**2. Regional Water Supply Planning**

Over the past several years King County has been working cooperatively with many of the larger water utilities in the region to gather information about regional water demand and supply. King County would like to use this information to help develop a regional water supply plan. The plan would involve and affect only public water systems and would not directly affect private wells.

**F-228 ((F-304))**

King County supports development ((coordination)) of a regional water supply plan((ning,)) for the entire region. Key components of this planning process should include:

- a. Involvement, oversight and support of elected officials in the region;
- b. Meaningful public participation including the involvement of the state and federally recognized tribes;
- c. Prioritization of future supplies, including a role for conservation and reclaimed water;
- d. Assigned accountability for implementing conservation and developing new supplies and infrastructure such as transmission pipelines; and
- e. Legislative changes, if necessary, to implement the plan.

((sales of excess water supplies among municipalities in the region, water quality programs and water conservation and reuse programs.))

449 **F-229** King County should assure that a regional water supply plan for all of King  
450 County is prepared in cooperation with water utilities and in coordination  
451 with affected federally recognized tribal, local and state governments. A  
452 continuous and meaningful public process should be used to develop the  
453 regional water supply plan, resulting in a plan that is adopted by elected  
454 public officials in the region and used by the state in making water resource  
455 decisions. The regional water supply plan should implement and be  
456 consistent with growth management decisions made by local and regional  
457 jurisdictions under the Growth Management Act and the water quality and  
458 quantity strategies adopted by the region in compliance with federal  
459 requirements under the Endangered Species Act.

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461 **F-230** The County will work with water utilities to develop a water supply plan that  
462 prioritizes an array of potential sources, including conservation and  
463 reclaimed water, and defines a publicly- and state-accepted strategy for how  
464 the region could best meet future demands for water. During development of  
465 the regional water supply plan, the County will work in concert with water  
466 utilities to evaluate the projected water demands from population growth,  
467 evolving Endangered Species Act response strategies, and Clean Water Act  
468 requirements for surface water quality.

469  
470 **3. Utility System Interties**

471 Water utilities obtain water supplies from many varying sources. Some water utilities receive the vast  
472 majority of their water supply from wells. Yet others receive substantial portions from municipal  
473 watersheds and reservoirs. The varying water supply sources can differ substantially in terms of  
474 dependability of output, so that while one water utility may have excess capacity, a neighboring water  
475 utility could be experiencing severe shortages and be unable to adequately serve their customers.

476  
477 **F-231** King County supports interties that allow the transfer of water resources  
478 among water utilities in urban areas to meet the projected demands for  
479 growth. The transfer of water must be consistent with locally adopted  
480 growth management plans and approved Coordinated Water System Plans  
481 and implement Endangered Species Act response strategies and Clean  
482 Water Act requirements.

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484 **F-232** King County supports the development of appropriate regional water intertie  
485 capital projects, subject to approval from appropriate local, state, and federal  
486 agencies and consistent with Policy F-231.

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488  
489 **((F-305** King County will seek avenues for participating in the planning, development  
490 and management of a new regional water supply.))

491  
492 **4. Water Reuse, Conservation and Accounting**

493 King County reviews water utility plans for those utilities serving unincorporated King County and  
494 encourages the inclusion of elements related to water reuse and conservation in the plans.

495  
496 **F-233** King County's reclaimed water reuse program and projects should be  
497 coordinated with a regional water supply plan in accordance with state and  
498 federal standards. Reclaimed water and water supply/resources must be  
499 developed in coordination with comprehensive land use plans.

500  
501 **((F-306))** ((King County shall require water purveyors to include, aggressive  
502 conservation and reuse measures in their plans (where applicable), as well  
503 as development of new sources to support planned land uses with reliable  
504 service at minimum cost and in allocating water for fisheries, navigation,

505 hydroelectric power, agriculture and recreation, as well as municipal and  
506 industrial uses.))

507  
508 **F-234** King County shall partner with utilities to publicize water conservation and  
509 encourage best management practices that conserve potable water supply.  
510 In exercising its role in reviewing utility water system plans, King County  
511 Utilities Technical Review Committee shall encourage water purveyors to  
512 include aggressive conservation and reuse measures where applicable, as  
513 well as development of new sources to support planned land uses with  
514 reliable service at minimum cost.

515  
516 **F-235** In its review of water comprehensive plans, the King County Utilities  
517 Technical Review Committee shall consider the following:  
518 a. Consistency with land use plans and development regulations  
519 adopted under the Growth Management Act;  
520 b. Regional water resource plans, including basin plans, watershed-  
521 based conservation and recovery plans developed under ESA, and a  
522 regional water supply plan; and  
523 c. The County's Regional Wastewater Services Plan.

524  
525 **F-236** The Utilities Technical Review Committee (UTRC) should develop a water  
526 accounting program in conjunction with affected water utilities. The water  
527 accounting program should coordinate information on the rate, timing, and  
528 location of new development with the projected ability of water utilities to  
529 issue certificates of water availability.

#### 530 531 **5. Resource Management and Protection**

532 Water system reservoirs and watersheds often serve a number of functions. These functions can include,  
533 open space, recreation, forestry, and resource management. However, each function must be weighed  
534 against the primary purpose of such reservoirs and watershed, which is to provide and protect supplies  
535 of potable drinking water.

536  
537 **F-237 ((F-307))** Public drinking water system reservoirs and their watersheds should be  
538 managed primarily for the protection of drinking water, but should allow for  
539 multiple uses, including recreation, when such uses do not jeopardize  
540 drinking water quality standards. Public watersheds must also be managed  
541 to protect downstream fish and agriculture resources.

542  
543 **F-238** Ground water-based public water supplies should be protected by  
544 preventing land uses that may adversely affect ground water quality or  
545 quantity to the extent that the supply might be jeopardized.

546  
547 ~~**((F-308** The Urban Growth Area is authorized to receive sewer services. All~~  
548 ~~previously established local service areas are no longer valid.))~~

#### 549 550 551 **I. Public Sewers and On-site Wastewater Treatment and Disposal** 552 **Systems**

553 In addition to King County's role as the regional wastewater treatment provider, the Seattle-King County  
554 Department of Public Health is the agency responsible for permitting on-site wastewater treatment and  
555 disposal systems (septic systems). In addition, King County reviews sewer utility comprehensive plans.

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557  
558 **F-239 ((F-309))** In the ((Full Service Areas of the)) Urban Growth Area, all new development  
559 shall be served by public sewers unless application of this policy to a

560 proposal for a single-family residence on an individual lot would deny all  
561 reasonable use of the property.  
562  
563 ~~((F-310~~ ~~In the Service Planning Areas of the Urban Growth Area, on-site systems~~  
564 ~~may be temporarily allowed on an interim basis for new construction and~~  
565 ~~subdivisions in accordance with King County Board of Health regulations.~~  
566 ~~However, eventual connection to public sewers upon availability will be~~  
567 ~~required and the County shall require all known and projected costs of~~  
568 ~~connection to the appropriate purveyor to be funded at the permitting stage;~~  
569 ~~connection charges for treatment services by the County shall be funded~~  
570 ~~when service begins.))~~  
571  
572 F-240 Commercial and industrial zoned land (including potential-commercial or  
573 potential-industrial zoned land) within the City of North Bend's Urban Growth  
574 Area are planned for non-retail, resource-based and highway-oriented uses  
575 that do not require sewer service. These uses may be permitted without  
576 public sewer as long as there are no impacts to ground water.  
577  
578 F-241 ((F-341)) In the Urban Growth Area, King County and sewer utilities should jointly  
579 prioritize the replacement of on-site systems that serve existing  
580 development with public sewers, based on the risk of potential failure. King  
581 County and sewer utilities should analyze public funding options for such  
582 conversion and should prepare conversion plans that will enable quick and  
583 cost-effective local response to health and pollution problems that may  
584 occur when many on-site systems fail in an area.  
585  
586 F-242 ((F-342)) The existing public sewer system in the Town of Vashon cannot be  
587 expanded to serve land beyond the boundaries of the town, except as  
588 provided in policy ((F-343)) F-242 and as consistent with RCW Title 57. On-  
589 site systems, community on-site systems or decentralized treatment  
590 systems may be used as appropriate for planned growth in other Rural  
591 Towns.  
592  
593 F-243 ((F-343)) Public sewer expansions shall not occur in the Rural Area and on Natural  
594 Resource Lands except where needed to address specific health and safety  
595 problems threatening the existing uses of structures ((permitted before the  
596 effective date of this Plan)) or the needs of public ((facilities such as))  
597 schools. Public sewers may be extended, pursuant to this policy, only if  
598 they are tightlined and only after a finding is made by King County that no  
599 reasonable alternative technologies are technologically or economically  
600 feasible. Utility providers shall ensure, through a signed agreement between  
601 the school district and the utility provide, that any sewer service permitted  
602 for the school district is designed only to serve public schools. Public  
603 sewers which are allowed in the Rural Area or on Natural Resource Lands  
604 pursuant to this policy shall not be used to convert Rural Area land or  
605 Natural Resource Lands to urban uses and densities or to expand permitted  
606 non-residential uses.  
607  
608 F-244 ((F-344)) Sewer facilities such as pump stations, force mains and trunk lines that do  
609 not provide connections to the Rural Area may be located in the Rural Area  
610 only when they are identified in a King County-approved comprehensive  
611 sewage system plan and upon a finding by King County that it is technically  
612 necessary in providing service to the Urban Growth Area.  
613

- 614 **F-245 ((F-315))** On-site wastewater treatment systems in the Rural Area and Natural  
615 Resource Lands should be designed, built and operated as permanent  
616 methods of sewage disposal.  
617
- 618 **F-246 ((F-316))** King County should monitor on-site systems that have shown evidence of  
619 failure or potential for failure. The data should be used to correct existing  
620 problems and prevent future problems. King County should analyze public  
621 funding options for correcting on-site wastewater system failures which may  
622 include, where feasible and otherwise consistent with this Plan, conversion  
623 to community sewage systems or installation of public sewers.  
624
- 625 **F-247 ((F-317))** Collective on-site systems may be used only in the following circumstances  
626 in the Rural Area and Natural Resource Lands:  
627 a. Existing on-site systems are failing within an area and the  
628 Seattle/King County Department of Public Health concurs that long-  
629 term individual on-site system repairs are not feasible and/or water  
630 quality is threatened by the presence of or potential for health  
631 hazards resulting from inadequate on-site wastewater disposal  
632 methods;  
633 b. An authorized public agency will manage the community system; and  
634 c. The community system is designed only to serve existing structures  
635 and lots and cannot be used as a basis to increase density or to  
636 expand permitted non-residential uses. Sub-standard vacant lots  
637 must be combined to the extent feasible to meet rural density  
638 policies. Management of the community system must be by an  
639 authorized public agency.  
640
- 641 ~~((F-318) Temporary community on-site systems may be used in the Urban Growth  
642 Area Service Planning Areas when clustering provides large, undeveloped  
643 tracts that can be used for the drain field. The collection lines to each  
644 building site shall be designed to be compatible with the standards of the  
645 sewer utility most likely to provide public sewer services in the future.  
646 Management of the collective system must be by an authorized public  
647 agency.))~~  
648  
649

## 650 **J. Solid Waste**

- 651 Appropriate management of solid waste to protect the environment of King County is essential to public  
652 health. Responsibility for management of solid wastes generated by unincorporated area residents and  
653 businesses is shared by waste haulers certified by the Washington Utilities and Transportation Commis-  
654 sion and the King County Solid Waste Division.  
655
- 656
- 657 **F-248 ((F-319))** Solid waste should be handled and disposed of in environmentally sound  
658 ways that protect the quality of air, water and public health.  
659
- 660 **F-249** King County shall divert as much material as possible from disposal to  
661 reduce the overall costs of solid waste management to county residents and  
662 businesses, conserve resources, protect the environment, and strengthen  
663 the county's economy.  
664
- 665 ~~((F-320 King County hereby adopts a goal of reducing and recycling 65 percent of its  
666 waste by the year 2000. King County should emphasize prevention and  
667 reduction of solid waste through education and incentive programs.))~~  
668

669 **F-250 ((F-321))** Solid waste management should be planned and disposal capacity provided  
670 on a regional basis.

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672 **F-251 ((F-322))** Solid waste handling facilities should be dispersed throughout the County in  
673 an equitable manner.  
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## 676 **K. Surface Water Management**

677 Surface water management activities address both the quantity and quality of water entering the natural  
678 environment. Urban areas are largely covered with impervious surfaces (e.g., buildings, streets, parking  
679 lots) that cause increased runoff and are a source of pollutants. Management in the Rural Area is  
680 important, too, because of the potential adverse impacts of forestry, agricultural, and livestock practices.  
681 Prevention or mitigation of flooding, erosion, sedimentation, and water quality and habitat degradation is  
682 important for both the built and natural environments.  
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685 **F-252 ((F-323))** To reduce flooding, erosion and sedimentation, prevent and mitigate habitat  
686 loss, enhance ground water recharge and prevent water quality degradation,  
687 the surface waters of King County shall be managed through plans,  
688 programs and regulations developed by King County in cooperation with  
689 affected jurisdictions whenever possible.  
690

691 **F-253 ((F-324))** A watershed approach shall be taken to surface water management, with  
692 responsibility shared among King County and affected jurisdictions. This  
693 approach should emphasize prevention of water quality degradation through  
694 education programs and implementation of Best Management Practices to  
695 reduce pollution entering surface waters, including Puget Sound.  
696

697 **F-254 ((F-325))** In the Rural Area, King County shall minimize the use of constructed  
698 facilities for surface water management and maximize the use of natural  
699 systems, provided that the ecological functions of the natural systems are  
700 not harmed. The County should provide incentives to keep these natural  
701 systems intact. Natural systems are also preferred in the Urban Growth  
702 Area, but it is recognized that structural systems ((may)) will be needed ((in  
703 some cases)) to realize urban growth and density goals. King County will  
704 plan and manage surface waters on a watershed basis pursuant to Policies  
705 ((NE-303)) E-121 through ((NE-306)) E-126. To accomplish this goal, water  
706 should not be diverted from one watershed into another, nor from one  
707 drainage basin into another, unless no other reasonable alternative is  
708 available for managing surface water run-off within the same watershed and  
709 drainage basin. Where such diversions are permitted, King County will  
710 require such environmental analysis and mitigation as is needed to protect  
711 surface water resources from significant adverse impacts.  
712

713 **F-255 ((F-326))** In the Urban Growth Area, regional and shared surface water management  
714 facilities should be encouraged to support infill development to preclude the  
715 need for individual on-site facilities, provide development incentives,  
716 encourage efficient use of land, and reduce overall facility maintenance  
717 costs. These facilities should be planned and financed through public and  
718 private partnerships.  
719

720 **F-256 ((F-327))** Regional and ((area-wide)) shared stormwater facilities should be funded  
721 through an adequate and equitable ((set of user charges)) funding  
722 mechanism. Stormwater facilities required of new development should be  
723 designed and built for low-cost, long-term maintenance.

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**F-257 ((F-328))**

**King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the proper treatment and/or disposal of the wastes generated from maintenance of stormwater facilities.**

**F-258 ((F-329))**

**King County should work with jurisdictions to identify and agree upon regional and local storm and surface water management responsibilities and agree on the division of storm and surface water management service provision.**

## III. Energy & Telecommunications

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### A. Energy

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#### 1. Consistency With Land Use Plans

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Energy and electronic communications systems are important public services that must be coordinated with land use planning. King County's economy and quality of life depend on readily available energy and telecommunications resources. Efficient use of energy resources can minimize long-term costs to the individual and to society.

One or more local, state or federal agencies regulate retail energy providers in King County. Gas and electric utility resource and conservation plans are approved by other agencies through a public process. The Washington Utilities and Transportation Commission (UTC) reviews and accepts plans of private electric and gas utilities, and the Seattle City Council approves the plans of Seattle City Light. Electric and gas utilities operate in King County under franchises with the County for use of the public right-of-way. The UTC also defines the costs that private utilities can recover, approves rates, sets service standards and resolves customer complaints. However, unregulated firms responding to market conditions may develop many new electricity resources.

Telecommunications services are regulated by several entities, including the Federal Communications Commission and the Washington Utilities and Transportation Commission. King County has some regulatory authority over telecommunications services through franchises and the development approval process.

### A. Energy

#### 1. Consistency With Land Use Plans

State law mandates that electric and gas public service companies provide the same level of service on a uniform basis, regardless of location. (RCW 80.28.110). Policies in this chapter encourage the utilities to prioritize capital improvements in a manner consistent with land use.

Disruption of traffic due to public and private road projects frequently occurs in King County. Policies in this chapter support existing programs to notify utilities of upcoming projects to build, expand, or maintain county roads so utility and road construction can be coordinated.

Distribution systems for gas, electric and telecommunications installation in new construction now have separate permits. Permit consolidation is desirable as a means to expedite review while protecting the environment. Countywide Planning Policy ED-23 encourages jurisdictions to establish a master utility project.

**F-301 ((ET-104))** ((Utility)) **Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.**

**F-302 ((ET-105))** King County should coordinate public road construction and maintenance projects with utility construction and maintenance.

**((ET-106** King County should explore the feasibility of a master utility permit process.))

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## 2. Conservation and Alternative Energy Sources

King County Countywide Planning Policy CO-6 states that "aggressive conservation efforts shall be implemented to address the need for adequate supply for electrical energy and water resources, protect natural resources, and achieve improved air quality." King County has a continued commitment to energy conservation, use of renewable resources and quality enforcement of the energy code.

Solar features in building design can be cost effective in the Pacific Northwest. Solar energy is renewable, clean and reduces the use of fossil fuels. King County encourages the use of both passive and active solar energy use through subdivision and building design.

Gas and electric utilities offer low-income energy assistance programs. All feasible actions to increase the availability of conservation measures to low-income residents should be pursued, such as public-private cooperation and combining existing rehabilitation efforts with installation of energy efficiency measures.

**F-303 ((ET-401))** ((Reduced)) **Efficient energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions should be a priority in King County. King County ((should)) promotes the maximum use of energy conservation and renewable energy resources now, while leaving options for increasing conservation and renewable technologies in the future.**

**F-304 ((ET-402))** **To implement the Countywide Planning Policy of aggressive conservation and promotion of regional air quality, King County should:**

- a. **Effectively enforce the energy code as part of the general permit process;**
- b. **Provide density incentives through the zoning code for energy-efficient developments;**
- c. **Continue to improve the fuel-efficiency and emissions of the County-owned fleet of motor vehicles;**
- d. **Work with utilities to become a model of energy efficiency in facilities owned or operated by Metropolitan King County; and**
- e. **Seek cost-effective ways to capture energy from County operations which other-wise would be lost, such as methane gas from landfills and sewage treatment.**

**F-305** **King County shall continue to explore methods of reusing or marketing methane gas from its sewage treatment plants, and shall explore the feasibility of expanding these methods to the methane gas produced at its landfills.**

**F-306 ((ET-407))** **King County ((should)) encourages the use of solar energy and should protect solar access.**

**F-307 ((ET-403))** **King County should expand the availability of energy efficiency measures to low-income residents.**

## 3. Electric Utilities

The four-state Northwest Conservation and Electric Power Plan of the Northwest Power Planning Council provides a blueprint for the development of electricity resources. Bonneville Power Administration and other federal agencies, the region's utilities, state and local government, private businesses and the people of the Northwest all participate in implementing the Council's goals. Electric utilities serving King County include

840 Bonneville Power Administration, Seattle City Light, and Tanner Electric Cooperative. Puget Sound  
841 Energy provides both electricity and natural gas service.

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843 Hydropower is the largest single source of our existing electrical power, with the county's major suppliers  
844 located outside King County. These include the Grand Coulee, North Bonneville and Ross Dams. Federal  
845 and state approvals for hydroelectric dams are difficult and time-consuming to acquire, making hydropower  
846 a small part of projected new regional power-generating resources.

847  
848 Existing hydropower facilities in King County include Snoqualmie Falls, Cedar Falls, Twin Falls, Weeks  
849 Falls, and Black Creek. Proposed projects include expansion of Snoqualmie Falls and new facilities at  
850 South Fork Tolt River, Hancock Creek and Calligan Creek (both are tributaries of the North Fork  
851 Snoqualmie), the Upper South Fork Snoqualmie and Martin Creek near Stevens Pass. Few additional  
852 projects beyond these listed are expected to be built in King County.

853  
854 The Federal Energy Regulatory Commission licenses such projects, but in doing so must consider existing  
855 plans and policies of public and private jurisdictions. While power generation benefits the public, care must  
856 be taken to ensure that small hydroelectric projects are constructed in an environmentally sound manner,  
857 directing new, small hydropower facilities, for example, to streams that do not have anadromous fish.  
858 Construction and operation must also be consistent with the intended functions and uses of forest lands,  
859 where most small hydroelectric projects are located.

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861 Gas-fired combined cycle combustion turbines are expected to dominate new resource additions. These  
862 facilities typically fall below the size threshold for the Energy Facilities Site Evaluation Council's siting  
863 process. While these facilities have a relatively small physical footprint and are relatively clean, they do  
864 pose potential threats to local air and water quality.

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867 **F-308 ((ET-204))** To address the cumulative effects of multiple energy facilities, King County  
868 should continue to participate in the licensing and relicensing processes for  
869 all existing and proposed small hydroelectric projects within King County.  
870 Individual project reviews should address consistency with designated land  
871 uses and environmental protection goals. Specifically, hydroelectric  
872 projects should:  
873 a. Not significantly interfere with commercial forestry operations;  
874 b. Be located and operated in a manner such that impacts to salmonid  
875 fish and wildlife are minimized;  
876 c. Avoid unstable and erosion-prone areas;  
877 d. Include performance bonding to fund erosion control;  
878 e. Provide full mitigation for construction and operation impacts;  
879 f. Avoid, to the extent practicable, diminishing scenic values; and  
880 g. Incorporate adequate public safety measures.

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882 **F-309 ((ET-202))** King County and the utilities should identify and preserve corridors to  
883 accommodate future electric power transmission and distribution lines.  
884 Corridor designation should include:  
885 a. Identification of appropriate shared uses and recognition of the  
886 values provided by non-utility uses, such as recreation;  
887 b. Recognition of County roads as utility corridors; and  
888 c. Evaluation of proposed facility plans on a system-wide basis, rather  
889 than project-by-project.

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891 **F-310 ((ET-203))** When new, expanded or upgraded transmission is required, use of existing  
892 corridors that have above-ground utilities should be evaluated first. King  
893 County should facilitate appropriate corridor sharing among different utility  
894 types and owners.

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**F-311 ((ET-204))**

**New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. The County should encourage underground placement of existing distribution lines through such tools as local improvement districts.**

Public concern exists over the potential health effects of electrical power lines. The concern focuses on the effects of extremely low level electromagnetic fields, called ELF/EMF or simply EMF. Seattle-King County Department of Public Health currently responds to inquiries from citizens about EMF and keeps abreast of current research. The following policy recognizes the inconclusive nature of the data concerning EMF and the need to have an informed citizenry through public disclosure of available research about the potential health risks. Scientific evidence to-date does not support firm conclusions about the existence of adverse health effects related to EMF.

**F-312 ((ET-205))**

**King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields (EMF). If federal or state agencies promulgate rules to reduce exposure to EMF—through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities—the County shall inform its citizens and take appropriate actions.**

**4. Natural Gas**

The most thermally efficient use of natural gas is in "direct applications." For example, to heat homes and businesses, the use of natural gas can reduce the demand for additional electricity. The choice of fuel shall be based on market conditions, with the customer comparing various fuels. Many homes and businesses in King County do not have the choice of natural gas, however, even within the Urban Growth Area.

Other factors that currently limit natural gas availability include state utility regulations, building and plumbing codes, and rebate programs that favor electric heat. Because of these barriers, most multifamily housing is built with electric heat, a significant consideration given that they represent a large share of projected new housing units in urban King County.

**F-313 ((ET-301))**

**King County should work to remove barriers to the availability and efficient use of natural gas.**

**5. Hazardous Liquid and Gas Transmission Pipelines**

Hazardous liquid and gas transmission pipelines, as defined by RCW 81.88.040 and WAC 480-93-005, consecutively, provide a vital service of transporting hazardous materials from one location to another. Long distance transmission pipelines move a variety of hazardous materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline address public health and safety.

The Federal Energy Regulatory Commission (FERC) regulates the location, construction and operational conditions of interstate natural gas pipelines through its certification process. The state and federal government regulate the location, construction and operational conditions of hazardous liquid and intrastate gas pipelines through the Energy Facility Site Evaluation Council (EFSEC). In its review of pipeline applications, however, EFSEC must determine whether the pipelines are consistent with County land use plans and zoning codes. Thus, King County's authority to regulate the location of pipelines is through the comprehensive plan and development regulations.

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**F-314 King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system, land use, zoning and regulations shall be consistent with state and federal requirements.**

**F-315 Any new hazardous liquid and gas transmission pipelines proposed for construction in King County shall meet the County's development regulations, including but not limited to, King County's zoning code, building code, grading code, and shoreline management code.**

King County anticipates that few new hazardous liquid or gas transmission pipelines will be constructed in the near future. However, as existing pipelines age and the relationship between resources, refineries and markets changes over time, new pipelines will need to be constructed. Hazardous liquid and gas transmission pipelines are best constructed away from locations where large numbers of people assemble. King County recognizes however, that under some circumstances, new gas transmission pipelines may need to locate in densely populated areas as the only practical alternative to meet the demand for service.

**F-316 New hazardous liquid and gas transmission pipelines should be located away from high density residential zones, Urban Activity and Business Centers, Office Parks, sports fields, schools and day care centers or other land uses where large numbers of people would assemble.**

**F-317 When new, expanded or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.**

**F-318 Hazardous liquid and gas transmission pipelines should not be located in areas susceptible to soil disturbance or liquifaction or in aquifer recharge areas. When it is impractical to avoid such areas, special engineering precautions should be taken to protect public health, safety and welfare.**

It is essential to map the location of existing hazardous liquid and gas transmission pipelines within King County so that developers know where they are and whom to call for information before construction begins. Accurate maps will assist King County in reviewing land use applications for land uses located near pipelines.

**F-319 King County should map the location of existing and new hazardous liquid and gas transmission pipelines. Maps shall not substitute the one-call locating system and shall not be used for any construction or maintenance activity.**

Risks to life and property can be minimized by keeping land uses a safe distance from hazardous liquid and gas transmission pipelines. Pipelines transport a variety of materials, some of which flow under the force of gravity. While standard setbacks do not assure protection from materials that have the ability to migrate, setbacks may protect life and property from hazardous materials that are highly flammable, explosive or toxic. Limiting the allowable uses within pipeline rights-of-way can further reduce risks to life and property.

**F-320 Structures designed for human occupancy shall not be located within hazardous liquid or gas transmission pipeline rights-of-way and should be**

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set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.

**F-321** Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.

Pipeline failure can result from damage caused by excavation near existing pipelines. Many existing pipelines initially were constructed in less-populated areas with little development. As demand for land grows, the risk of conflict between existing pipelines and land development increases.

**F-322** King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.

**F-323** In the interest of safety and reliability of the hazardous liquid and natural gas interstate transmission pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.

## **6. Natural Gas Distribution Systems**

Natural gas pipelines fall into two major categories: gas transmission lines that transport natural gas from production fields to local distribution companies and distribution systems that deliver natural gas from transmission pipelines to retail customers. The federal government may define certain parts of the natural gas distribution system that serve large volume gas users as part of the transmission system. Distribution systems for transporting natural gas are fundamentally different from transmission gas pipelines and should be regulated based on their design, use and location.

Gas distribution systems are owned and operated by local distribution utilities. Such systems consist of the pipelines that deliver natural gas to end users together with intermediate supply lines. The distribution system is constructed incrementally, with addition of new segments and upgrading of existing lines in numerous small projects. The distribution system is a network that is primarily located in road rights-of-way, where service is available. Local distribution companies are subject to the comprehensive safety regulations administered by the Washington Utilities and Transportation Commission (WUTC) under state law and regulations and by the federal Office of Pipeline Safety under federal law and regulations. The rates and services of investor-owned utilities also are subject to comprehensive regulation by the WUTC under state law and regulations.

**F-324** King County recognizes that the gas distribution system is primarily located in road rights-of-way.

**F-325** King County should promote the safety and reliability of the natural gas distribution pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.

**F-326** In the interest of safety and reliability of the natural gas distribution pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.

- 1060 **F-327** Structures designed for human occupancy shall not be located within gas  
 1061 distribution pipeline rights-of-way and should be set back from the pipeline to  
 1062 protect public health, safety and property. No structures shall be located over  
 1063 the pipeline.
- 1064
- 1065 **F-328** Permit requirements shall require excavators to ensure adequate protection of  
 1066 any facilities that are encountered during their work. This shall include but not  
 1067 be limited to adhering to the foreign facility owners requirements for  
 1068 separation and backfill, developing joint plans when drilling or boring parallel  
 1069 to foreign facilities, and potholing all facilities that will be crossed by drilling or  
 1070 boring.
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## 1073 B. Telecommunications

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### 1075 1. Telecommunications

1076 Telecommunication technologies are changing rapidly and will continue to change during the horizon of this  
 1077 plan. The future telecommunication system may make little distinction between cable, telephone and  
 1078 cellular. Telecommunication services include voice, data, video and other communication services on  
 1079 various mediums including, but not limited to, wire, fiber optic or radio wave. Effective telecommunications  
 1080 services are critical to citizens in several ways. They promote and enhance individual information exchange,  
 1081 contribute to a robust regional economy, and afford numerous public services, including delivery of  
 1082 emergency services, education and opportunities for citizen involvement.

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1085 **F-321 ((ET-401))** King County complies with the Telecommunications Act of 1996 and  
 1086 provides ((should promote)) the widespread availability of  
 1087 telecommunication systems to facilitate communication between and among  
 1088 members of the public, public institutions and business in both the urban  
 1089 and rural areas.

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1091 **F-322 ((ET-402))** Telecommunication services are to be encouraged as a means to mitigate  
 1092 the transportation impact of development and growth.

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1094 **F-323 ((ET-403))** Long-term planning for telecommunications construction, reconstruction  
 1095 and facility upgrades should include provisions to insure that the system's  
 1096 capacity, design and equipment will allow users to take advantage of  
 1097 innovative uses, services and technology.

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1099 **F-324 ((ET-404))** Telecommunication companies and the County should coordinate activities  
 1100 when facilities are being installed or road construction projects are  
 1101 scheduled. Co-location of telecommunication facilities is encouraged where  
 1102 feasible and consistent with service quality and access. Companies should  
 1103 consider the visual impacts of facilities being built in residential areas.

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1105 **F-325 ((ET-405))** Long-term planning for telecommunications systems should allow  
 1106 uninterrupted service during natural disasters.

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## 2. Cable Services

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King County Ordinance No. 10159 dictates current policy for cable services. It states in part:

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" it is the County's policy to promote the widespread availability of cable service and diverse

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information to County residents and to encourage the development of cable systems and cable

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technology as a means of communication between and among members of the public and public

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institutions."

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The County's cable-related needs are expressed in the following policies:

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**F-326 ((ET-406))**

**Long-term planning for cable systems should include service to all areas of the County which meet the minimum density established in the cable company's franchise agreement and the County's Cable Television Ordinance.**

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**F-327 ((ET-407))**

**Cable companies should provide services that meet the cable-related needs and interests of all segments of the community, taking into account the cost of meeting such needs and interests.**

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**F-328 ((ET-408))**

**Cable companies should take affirmative steps to ensure that reasonable services are available regardless of income or the income of other people in the person's neighborhood.**

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**F-329 ((ET-409))**

**The goal of long-term cable planning should be a high-capacity, state-of-the-art system. Two-way capacity should be installed and activated. Cable systems should be interconnected to other communications systems. They should be designed to be "open;" that is, the systems should be usable by many, for a variety of purposes.**

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**F-330 ((ET-410))**

**Public uses of the cable system should be expanded as the system is upgraded.**

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## 3. Internet Access

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Rapidly changing technologies are providing opportunities for alternative work environments and lifestyles as more people transmit and receive information through the internet. While there is a growing interest in the use of computer technologies, few new developments are including high-speed internet access lines or home cabling. King County encourages private partnering between developers, builders and communication providers to expand the opportunities for access to the internet.

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**F-331**

**Developers should collaborate with major employers to create developments that facilitate and encourage telecommuting by installing high-speed internet lines during construction of the project.**

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**F-332**

**Builders and architects should work with the telecommunication industry to design state-of-the art cable-ready homes and offices.**

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## Chapter Eight

# Community Planning Areas

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5 Though typically separate from the King County Comprehensive Plan, some community plan policies have been  
6 incorporated into the Comprehensive Plan. These policies apply to specific geographic areas of King County.  
7 The original community plan policy number appears in parentheses at the end of each policy.  
8

9 Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King  
10 County. The first generation of community plans, substantially completed by 1984, were used to implement the  
11 county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital  
12 projects (primarily roads and parks) for each planning area. The second generation of community plans, from  
13 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-  
14 density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential  
15 densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over  
16 to the 1994 King County Comprehensive Plan.  
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18 Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with  
19 the Comprehensive Plan, the community plan governed. Under the GMA, the Comprehensive Plan prevails  
20 over "subarea" plans (RCW 36.70A.080.(2)). The 1994 King County Comprehensive Plan spelled out the  
21 relationship between the Comprehensive Plan and community plans and directed the county to review  
22 community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community  
23 plans adopted between 1973 and 1994 and determined that, while most community plans' policies are  
24 redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-  
25 specific and should be readopted as part of the Comprehensive Plan.  
26

27 Although the community plans (except for the Vashon Town Plan, West Hill, and White Center - see Sections  
28 XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain  
29 valuable historical information about King County's communities and other information that provides background  
30 for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.  
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32 The following section contains those community plan policies that are readopted as part of the King County  
33 Comprehensive Plan, and community plan policies that have been amended through subarea plans. This  
34 section also contains policies that have been adopted subsequent to community plans, but are specific to  
35 individual community planning areas.  
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# **I. Bear Creek**

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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 R-104 in Chapter 3, and policies U-201, U-210, U-211 and U-212 in Chapter 2]. 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. Ground water recharge areas should be identified and protected to ensure that ground water 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 adopted county road adequacy standards.
- 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

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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.

Paragraph H was deleted in 1995 by Ordinance 11954.

- i. 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.
- j. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.
- k. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.
- l. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.
- m. 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.
- n. 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.
- o. 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.
- P. 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-P, except those areas designated natural resource protection areas shall be RA-20-P. The P-suffix for the RA-5-P areas requires site plan review for assignment of appropriate environmental conditions. The P-suffix for the RA-20-P areas shall prohibit all development within designated natural resource protection areas in order to protect the unique environmentally sensitive wetland system and its buffers. (BC-4)<sup>1</sup>

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)

<sup>1</sup> Note: Natural Resource Protection Areas are required to be mapped and designated as part of P-suffix conditions on the site, as readopted and referenced in Appendix A to Ordinance 12824.

143	CP-104	The Novelty Hill urban planned development or fully contained community shall
144		contain a commercial area of sufficient size to serve the future residents and
145		employees. (BC-17)
146		
147	CP-105	The natural drainage systems of Bear, Evans, and Patterson Creeks should be
148		restored, maintained, and enhanced to protect water quality, preserve existing
149		aquatic habitat, reduce public costs, and prevent environmental degradation.
150		Public improvements and private developments should not alter natural drainage
151		systems without mitigating measures which eliminate increased risk of flooding
152		and erosion, negative impacts on water quality, and loss on aquatic or riparian
153		habitat. (BC-32)
154		
155	CP-106	An undisturbed corridor wide enough to maintain the natural biological and
156		hydrological functions of streams should be preserved in all new development in
157		the Bear Creek Planning Area. (BC-34)
158		
159	CP-107	Bear, Evans, and Patterson Creeks and their tributaries should be protected from
160		grazing animal access in order to: 1) reduce water quality degradation from animal
161		wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation
162		to re-establish along stream banks. (BC-35)
163		
164	CP-108	Streams channeled in the Bear, Evans, and Patterson Creek drainages should not
165		be placed in culverts unless absolutely necessary for property access. To reduce
166		disruption to streams and their banks, bridges should be used for stream
167		crossings, and crossings should serve several properties. When culverts are
168		required, oversized culverts with gravel bottoms that maintain the channels' width
169		and grade should be used. (BC-38)
170		
171	CP-109	New development should rehabilitate degraded stream channels and banks in the
172		Bear, Evans, and Patterson Creek drainages to prevent further erosion and water
173		quality problems. Where conditions permit, the banks and channels should be
174		restored to a natural state. (BC-39)
175		
176	CP-110	Unique or significant wildlife should be identified and preserved. Development
177		plans should identify significant wildlife habitat and should locate buildings, roads,
178		and other features on less sensitive portions of the site. These considerations
179		may result in a reduction in density from that otherwise allowed by zoning. (BC-
180		40)
181		
182	CP-111	The Bear and Evans Creeks' watersheds have been designated as critical areas for
183		protection of the aquatic resources and human health. The following surface water
184		management activities should be promoted.
185		a. Appropriate and reasoned changes in land use policies and regulations
186		may be evaluated during the preparation of the Bear/Evans Creeks Basin
187		Plan.
188		b. Ensure adequate field inspection of land development activities.
189		c. Implement a public information program to promote water resources and
190		stream channel protection.
191		d. The Bear and Evans Creeks Basin Plan shall develop recommendations for
192		water quality monitoring and recommended methods for citizen input and
193		evaluation to assess the success of the County's policies and regulations
194		pertaining to this planning area. (BC-41)
195		
196	CP-112	Mitigation of traffic impacts to the City of Redmond arterial system will be
197		accomplished through the interlocal agreement process. The Avondale arterial
198		corridor study recommendations shall be used as a basis for traffic mitigation
199		requirements for both city and county development affecting the corridor.

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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

Widening of arterials to four or more lanes should be limited to areas within or adjacent to Redmond and corridors serving the Novelty Hill Urban Area. The remainder of Bear Creek should be served by a network of two-lane collector arterials. (BC-46)

CP-114

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-115

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-116

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-117

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-118

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-119

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)

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## **II. East Sammamish**

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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 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 nonpoint 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 nonpoint 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 ground water quality, sensitive areas, and fish and wildlife resources and habitat. (NE-11)**

**CP-206 Water used for irrigating golf courses should come from non-potable 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)**

299 CP-207 The Patterson Creek Basin currently provides highly-productive aquatic habitat.  
300 Urban development within this basin should be conditioned to protect this  
301 resource by minimizing site disturbance, impervious surfaces and disturbances of  
302 wetlands and streams. (No Community Plan Policy Number)  
303

304 CP-208 The Northwest Pipeline office and maintenance shop is an existing use and is  
305 recognized by this plan as providing a needed service to the area. This 6.5 acre  
306 site may redevelop for pipeline utility and/or school bus base uses exclusive of  
307 major maintenance functions that are compatible with the surrounding rural  
308 development and agricultural uses. Redesignation of additional properties in the  
309 immediate vicinity of Northwest Pipeline for manufacturing park uses or other  
310 urban uses shall not be permitted. (CI-13)  
311

312 CP-209 New developments should be designed and constructed with an internal road  
313 system which includes a Neighborhood Collector linking with existing or planned  
314 adjacent developments, creating a complete Neighborhood Collector circulation  
315 system and such linkage should be designed to ensure safety of local streets.  
316 Through traffic on local access streets should be discouraged. (T-9)  
317

318 CP-210 Metropolitan King County Government should establish Park and Ride facilities in  
319 the East Sammamish Community Planning area. Park and Ride facilities should be  
320 built along 228th Avenue and/or adjacent to I-90 and SR-202. The Park and Ride  
321 lots should be sited adjacent to and connect with existing or proposed community  
322 or neighborhood centers or within the employment center located around the  
323 intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of  
324 a site near, but to the north of, I-90 should be high priority response to current and  
325 anticipated I-90 access problems. (T-13)  
326

327 CP-211 Consistent with the King County Open Space Plan, the County shall encourage  
328 establishment of an open space system in East Sammamish and give priority to  
329 protecting recreational, cultural and natural and sensitive areas such as  
330 shorelines, aquifer recharge areas, wildlife habitat, historic properties,  
331 archaeological sites, scenic vistas and community separators or greenbelts. The  
332 County may require lot clustering within or adjacent to open space areas; linkages  
333 between open spaces and may provide density bonuses or incentives to  
334 developers who preserve significant open space or establish trails beyond usually  
335 applied mitigation. (P-11)  
336

337 CP-212 Urban separators should be established to provide visual relief from continuous  
338 development; provide important linkages for wildlife habitat, and maintain a visual  
339 separation between distinct communities. (P-17)  
340

341 CP-213 There are areas within the Urban Separators that are especially suitable for trail  
342 connections for recreational use by present and anticipated population. King  
343 County should develop a trail and/or parks system utilizing the preserved open  
344 space within the Urban Separators. (P-18)  
345

346 CP-214 When the development of properties occurs in the East Sammamish planning area,  
347 public access or easements should be required to complete the development of a  
348 local trail system for those areas where existing trails have historically been used  
349 by the public, or where the King County Open Space Plan identifies proposed trail  
350 alignment for regional and local trails. The Parks Division shall review the  
351 application during the development review process. (P-23)  
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## **III. Enumclaw**

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**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)**

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**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)**

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**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)**

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

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**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**

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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)

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## **IV. Federal Way**

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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.

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## **V. Highline**

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Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "Sea-Tac 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 Sea-Tac). 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 massive decrease in the unincorporated area population (down over 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.)

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## **VI. Newcastle**

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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 non-city 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)**

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## VII. Northshore

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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

Swamp Creek provides important wildlife habitat and serves as an urban separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no development should be allowed in the Swamp Creek floodplain. Residential development shall be clustered away from the tributary, as defined in the area zoning. (R-7)

CP-705

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-706

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)

537 CP-707 King County recognizes the importance of existing mobile home parks in providing  
538 affordable housing options. Mobile home parks outside of the Woodinville and  
539 Kenmore commercial core areas are designated for mobile homes park uses, and  
540 shall be zoned appropriately.  
541 King County shall continue to examine the feasibility of funding and developing a  
542 replacement mobile home park in north King County for displaced mobile homes  
543 on county-owned or privately owned sites.  
544 King County should develop interlocal agreements with the cities of Bothell,  
545 Redmond, Kirkland, Woodinville and Kenmore for joint development of  
546 replacement parks to accommodate mobile home owners if they are displaced  
547 from mobile home parks within cities. (R-21)  
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549 CP-708 The SR-522 corridor west of I-405 is recognized as being at or above Level of  
550 Service (LOS) F. Further general capacity improvements to significantly improve  
551 roadway LOS in this corridor do not appear feasible. King County recognizes that  
552 SR-522 congestion will continue and result in future LOS F conditions which  
553 exceed the adopted road adequacy standards. A final decision on SR-522  
554 "ultimate roadway section" will be determined as part of the state's route  
555 development plan process. In the event that an "ultimate roadway section"  
556 designation (by King County, Washington State Department of Transportation  
557 (WSDOT) and cities) is made for the SR-522 corridor, new development which  
558 distributes traffic to SR-522 will be required to participate in the implementation of  
559 aggressive transit and transportation management measures including capital  
560 improvements.  
561 The SR-202 corridor from SR-522 to NE 175th Street is anticipated to be at or over  
562 capacity with roadway improvements at land use buildout. A route development  
563 plan with ultimate roadway section should be completed by WSDOT in conjunction  
564 with King County. New development which distributes traffic to this corridor will  
565 be required to participate in aggressive transit and transportation demand  
566 management measures as described above. (T-7)  
567

568 CP-709 Roadway improvements addressing the transportation needs in the Sammamish  
569 Valley from the South Woodinville bypass to northeast 124th Street should  
570 carefully preserve the rural character of the valley as indicated by this and other  
571 adopted land use plans. Incorporating roadway design characteristics, such as  
572 tree windbreaks and shoulders instead of curb and gutter, will enhance this rural  
573 atmosphere. Access from adjacent properties to the proposed Willows Road  
574 extension shall be discouraged. Where access is necessary from adjacent  
575 properties, access shall be consolidated. (T-11)  
576

577 CP-710 King County should improve motorized and non-motorized transportation  
578 circulation east and west across the I-405 corridor to provide relief in the  
579 congested Totem Lake and Kingsgate areas. The County should also cooperate  
580 with other jurisdictions. (T-12)  
581

582 CP-711 Transit improvements and HOV treatments on I-405 and SR-522 should be given  
583 highest priority. This may include developer contributions to these improvements  
584 as part of the development review process. (T-25)  
585

586 CP-712 Transportation projects in Northshore should incorporate bicycle friendly design,  
587 utilizing a variety of design techniques appropriate to the particular project and  
588 right-of-way characteristics, including, but not limited to, bicycle lanes, wide  
589 outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and  
590 appropriate signing. Existing bicycle facilities should be preserved or enhanced  
591 when general road improvements are made. Secure parking for bicycles should be  
592 provided at activity centers throughout Northshore. (T-33)  
593

594	CP-713	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)
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599	CP-714	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 County-wide ordinance. When revegetation is required, appropriate native vegetation should be used. (NR-4)
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605	CP-715	Until such times as the Sammamish River Basin Plan is adopted, special attention should be given to the Reconnaissance Report #10 during the development review process. The Comprehensive Plan land use map should be amended, if analysis through the Sammamish River Basin Plan indicates a need to modify adopted land uses in order to protect water resources of the Sammamish Basin. (NR-8)
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611	CP-716	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)
612		
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616	CP-717	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)
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620	CP-718	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)
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630	CP-719	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)
631		
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635	CP-720	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)
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639	CP-721	King County should transfer ownership of County-owned property located north of NE 145 <sup>th</sup> , south of 148 <sup>th</sup> Street, west of 124 <sup>th</sup> Avenue NE and east of 119 <sup>th</sup> Avenue NE to the cities of Bothell and Kirkland in order to preserve it for park and open space purposes. (P-16)
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644	<del>CP-722</del>	<del>King County recognizes that the area on the western slope of Finn Hill requires special attention. This area consists of steep forested slopes and ravines, several Class II streams and erosion sensitive land, and provides significant wildlife habitat and connections between other habitat areas adjacent to Lake Washington. 656 acres of this land falls within three connecting parks (St. Edward's, Big Finn Hill, and O. O. Denny), with approximately 650 additional adjacent acres of undeveloped private or state land rich in native vegetation and susceptible to</del>
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~~erosion and landslide. Because of these unique qualities, the area has been the subject of a special study. The result of this study is a proposed 'minimum site disturbance' special district overlay. The Executive shall transmit overlay language to the Council in 1998 as an amendment to the zoning code. (No Community Plan Policy Number)))~~

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## VIII. Shoreline

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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.

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## **IX. Snoqualmie Valley**

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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)

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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)

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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.

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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)

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CP-905

A study of the Tolt and Raging rivers should be prepared which accurately establishes and maps the lateral migration of these rivers. These laterally migrating rivers and tributaries and other associated areas of flood-related erosion hazard should receive regulatory floodway designations with adequate setbacks or prohibitions on all new permanent developments where required. (SQP-28)

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CP-906

Until such time as detailed lateral migration studies are completed and adopted, the historical location of these river channels should be identified and mapped, and adopted as interim regulatory floodways. (SQP-29)

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- 724 CP-907 The Shoreline Environment designations of the King County Shoreline  
725 Management Program should be consistent with comprehensive plan land use  
726 map designations and zoning. King County should initiate the shoreline  
727 redesignation process consistent with K.C.C. 25.32.130. (SQP-32)  
728
- 729 CP-908 Until expansion areas are annexed, zoning for the expansion areas shall be urban  
730 reserve at 5 acre densities with the exception of the existing commercial/industrial  
731 area in the SE North Bend Way expansion area, and the existing industrial area in  
732 the Snoqualmie expansion area. (SQP-57)  
733  
734
- 735 Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie  
736 Community Plan's attempt to phase growth of the valley cities. These phasing approaches were embodied in  
737 the Interlocal Agreement the county signed with the City of Snoqualmie; they may be reflected in the cities'  
738 comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion  
739 area for each city.  
740  
741
- 742 CP-909 King County will support development within the Snoqualmie Valley cities of  
743 Duvall, Carnation, Snoqualmie and North Bend and annexation and development of  
744 lands within their expansion areas, when each city demonstrates that its  
745 wastewater and storm water treatment systems for the existing and proposed city  
746 jurisdiction will not degrade the water quality of the Snoqualmie River and its  
747 tributaries. (SQP-58)  
748
- 749 CP-910 King County will not support Snoqualmie Valley cities' annexations into expansion  
750 areas until each city has adopted mechanisms to reduce or eliminate flood hazards  
751 within its jurisdiction. (SQP-59)  
752
- 753 CP-911 King County shall initiate an amendment to the King County Comprehensive Plan  
754 if the cumulative impact of development of the cities' expansion areas will reduce  
755 the quality of the Snoqualmie River and its tributaries below the current "A and  
756 AA" standards. (SQP-61)  
757
- 758 CP-912 King County will not support any annexations by a Snoqualmie Valley city until it  
759 can be demonstrated that building permits have been approved at urban densities  
760 for development of at least one-half of the environmentally unconstrained land in  
761 all the annexations by the rural city since January 1990. Exceptions to this policy  
762 may be considered by King County subject to an interlocal agreement and where  
763 all other applicable policies herein are satisfied. (SQP-62)  
764
- 765 CP-913 The county shall oppose an annexation by a Snoqualmie Valley city unless it lies  
766 within approved service areas as designated by comprehensive plans for water  
767 and sewer, is accompanied by all the proposed amendments to extend water and  
768 sewer comprehensive plan, or the area is already adequately served by such  
769 utilities. (SQP-63)  
770
- 771 CP-914 King County shall work with the City of Carnation in a public process with citizen  
772 participation to enter into an interlocal agreement to allow joint planning for a  
773 planning and service area including land northeast of Carnation. The purpose of  
774 the interlocal is to insure that further development of these lands does not  
775 materially impact the character or vitality of the city or the viability of the  
776 surrounding resource lands. Elements of the interlocal agreement shall include:  
777 a. The agreement shall expressly recognize the City of Carnation's ability to  
778 extend by contract public water and the city shall be the preferred water  
779 purveyor within the service area, provided that densities remain at rural  
780 residential levels as identified in the King County Comprehensive Plan;

- 781                    b.        An arrangement for coordination on SEPA action required for development  
782                    proposals within the planning area;  
783                    c.        Visibility of proposed new development from the City of Carnation shall be  
784                    addressed and mitigated;  
785                    d.        Water quality issues shall be addressed and mitigated. (SQP-67)  
786  
787    CP-915           King County shall support annexation of the expansion area only when Carnation  
788                    implements a long-term, non-structural program to reduce flood damages on  
789                    floodplains land within its jurisdiction. (SQP-68)  
790  
791    CP-916           Achieving a long-term solution to flood damages within the City of Snoqualmie is  
792                    one of King County's highest priorities for this planning area. (SQP-70)  
793  
794    CP-917           King County reaffirms its support for the spirit and intent of the Snohomish  
795                    Mediated Agreement, and the recommendations of the Snohomish River Basin  
796                    Coordinating Council which led to the signing of the intergovernmental agreement  
797                    for implementation. King County considers this work to be a sound basis for a  
798                    long term flood damage reduction program for the City of Snoqualmie. (SQP-72)  
799  
800    CP-918           King County intends to assist the City of Snoqualmie to develop a long-term  
801                    solution and an implementation program which will solve flooding problems in the  
802                    city. (SQP-73)  
803  
804    CP-919           If the long-term solution to flooding problems in the City of Snoqualmie is  
805                    determined to have basinwide impacts, these impacts shall be reviewed by the  
806                    King County flood control management plan team or its equivalent to identify any  
807                    additional mitigations which may be required. If the long-term solution to flooding  
808                    problems is demonstrated to not have basinwide impacts, it should be  
809                    implemented as soon as possible and would not require a second, basinwide,  
810                    review of impacts and mitigations. (SQP-74)  
811  
812    CP-920           King County urges a public/private resource commitment to implement a long-term  
813                    solution to flooding problems in the City of Snoqualmie. (SQP-75)  
814  
815  
816    Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most  
817    of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City  
818    of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.  
819  
820  
821    CP-921           Until a long-term solution to preventing flood damages in the City of Snoqualmie is  
822                    agreed to by King County and the City of Snoqualmie, King County will support  
823                    annexations in expansion areas when consistent with all appropriate policies  
824                    herein and when higher residential densities can be achieved, municipal services  
825                    can be provided, and river water quality will not be degraded. (SQP-77)  
826  
827    CP-922           King County supports the continued industrial use of Weyerhaeuser's Snoqualmie  
828                    Mill site and its annexation to the City of Snoqualmie. (SQP-79)  
829  
830    CP-923           King County will support annexations of land in North Bend's expansion area  
831                    when higher residential densities can be achieved, municipal services can be  
832                    provided, and river water quality will not be degraded. (SQP-81)  
833  
834    CP-924           Commercial and light industrial land uses are appropriate along SE North Bend  
835                    Way subject to special development conditions to mitigate impacts. (SQP-82)  
836  
837

838 A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of  
839 p-suffix conditions to commercial and industrial properties on SE North Bend Way.  
840  
841  
842 CP-925 Only non-retail commercial development shall be allowed in the area bounded by  
843 SE North Bend Way and the Burlington-Northern Railroad right-of-way. King  
844 County supports the existing North Bend downtown as the primary retail business  
845 area. (SQP-83)  
846  
847 CP-926 The area between Tanner and the Edgewick Interchange, south of SE 140th and  
848 north of I-90, is appropriate for non-retail commercial and light industrial land  
849 uses. Commercial and light industrial uses shall be limited to uses that do not  
850 require sewers, do not impact ground water and are related to resource-based  
851 shipping, distributing and trucking-related industrial development. (SQP-84)  
852  
853 CP-927 Land uses adjacent to the Edgewick Interchange shall be limited to highway-  
854 oriented commercial uses that do not require sewers, do not impact ground water,  
855 and serve the traveling public. (SQP-85)  
856  
857 CP-928 The area north of the Edgewick Interchange is appropriate for resource-based,  
858 shipping, distributing and trucking related industrial uses that do not require  
859 sewers and do not impact ground water. (SQP-86)  
860  
861 ~~((In 1998, King County is reviewing the land use and zoning for Fall City through a~~  
862 ~~sub-area planning process. All of the Fall City policies in this section will be~~  
863 ~~reviewed by this process.))~~  
864  
865  
866 The Fall City policies in this section were revised through a subarea planning process involving members of the  
867 Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee  
868 identified the following elements that local residents value about their town:  
869  
870 • It is surrounded by agricultural and forest lands which are entirely rural;  
871 • It has a pattern of development that has evolved over more than a century, which includes historic buildings  
872 and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale  
873 downtown;  
874 • It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers,  
875 the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid  
876 streams that are also important to the ecology of King County;  
877 • Compatible home occupations and small-scale animal husbandry in harmony with residential  
878 neighborhoods;  
879 • Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no  
880 street lights except as needed for public safety;  
881 • Scenic vistas, open space, and rural and resource uses surrounding Fall City; and  
882 • Small rural town identity.  
883  
884  
885 CP-929 ~~Fall City is an unincorporated rural town((, the boundary of which currently~~  
886 ~~includes Urban Reserve (UR) zoning. The subarea plan will address land use and~~  
887 ~~zoning for the entire area within the rural town designation. Fall City)) which~~  
888 ~~should have overall residential densities of one to four ((to eight)) dwelling units~~  
889 ~~per acre. ((, and new commercial zoning when public sewers are available to~~  
890 ~~recognize existing nonresidential uses in the downtown area. Until adoption of the~~  
891 ~~subarea plan, the zoning code shall make appropriate reference to Urban Reserve~~  
892 ~~zoning applied to areas in a Rural Town. (SQP 87))) Potential commercial zoning~~  
893 ~~adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide~~

894 rezone initiated by the King County Council once alternative wastewater treatment  
895 systems or public sewers are available.  
896  
897 CP-930 ((Within the Fall City rural town but outside the sewer local service area,  
898 development may cluster at one home per 5 acres to provide the option for higher  
899 densities in the future. When public sewers become available, property owners in  
900 the 5-acre area may rezone their properties to single-family residential densities of  
901 up to eight homes per acre without an amendment to the King County  
902 Comprehensive Plan.))  
903  
904 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the  
905 community's strong commitment to its rural character, recognizes existing uses,  
906 provides for limited future commercial development, and respects natural features.  
907 Additionally, it recognizes the current and long-term foreseeable rural level of  
908 utilities and other public services for the area. The land use implications of a major  
909 change in the water supply or a public health requirement for community-wide  
910 wastewater collection and treatment may be evaluated in a new community-based  
911 planning process; however this does not mean that zoning will change to allow  
912 more intense development beyond that adopted in the 1999 Fall City Subarea Plan.  
913 The rural character of Fall City should be preserved.(((SQP-89)))  
914  
915 CP-931 ((Low-density multifamily development in Fall City may occur when adequate  
916 public services are available. (SQP-90))) Within the residential area of Fall City,  
917 compatible home occupations and small-scale agricultural pursuits or similar rural  
918 land uses can continue.  
919  
920 CP-932 ((CP-943 Existing roads in the commercial area of Fall City shall be upgraded to commercial  
921 standards. Fall City businesses should establish a road improvement district for  
922 improving vehicular circulation and pedestrian amenities. (SQP-135)))  
923  
924 King County should work with the State of Washington and the Fall City  
925 community to make transportation improvements in Fall City that will favor safe  
926 and pleasant pedestrian and other non-motorized links between downtown  
927 businesses, the residential areas, and nearby King County Parks, and safe  
928 walkways to schools, rather than rapid through traffic.  
929  
930 CP-933 King County should expand the soft surface pedestrian, equestrian and bicycle  
931 trail opportunities serving the Fall City area. Trail route options serving the  
932 community shall be reviewed to include a route along the left bank levee easement  
933 directly adjacent to the Raging River, historically used by the public as a  
934 pedestrian, equestrian and bicycle trail. This historically used trail generally  
935 follows the "wildlife corridor" along the bank of the Raging River from 328th Way  
936 SE approximately NE to the Preston Fall City Road. The selected trail system for  
937 the Fall City area shall be identified in the King County Parks and Recreation trail  
938 system plan.  
939  
940 CP-((932)) 934 ((Potential commercial)) Zoning for the existing industrial and office areas  
941 ((within)) adopted in the 1999 Fall City Subarea Plan should be maintained but not  
942 expanded. ((identified in the area zoning adopted in January 1995 may be  
943 reclassified when sewer, water, and transportation facilities are available. (SQP  
944 94)))  
945  
946  
947 CP-((933)) 935 Land uses at freeway interchanges without existing commercial or industrial  
948 development, and outside rural neighborhoods and rural cities, are designated  
949 rural residential to support development in rural neighborhoods and rural cities,  
950 and to preserve the scenic nature of the corridor. (SQP-98)

951		
952	<b>CP-((934)) <u>936</u></b>	<b>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 on-site waste disposal systems. (SQP-99)</b>
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957	<b>CP-((935)) <u>937</u></b>	<b>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)</b>
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961	<b>CP-((936)) <u>938</u></b>	<b>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.</b>
962		
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967		<b>The tribe recognizes the following areas as culturally significant:</b>
968		<b>a. Snoqualmie Falls</b>
969		<b>b. The banks of the Snoqualmie River between the falls and the three forks confluence area.</b>
970		
971		<b>c. Fall City Indian Cemetery</b>
972		<b>d. Banks at the confluence of Snoqualmie and Raging Rivers</b>
973		<b>e. Banks at the confluence of Snoqualmie and Tolt Rivers</b>
974		<b>f. Fall City Park (site of John Sanawa's Council House and the first white school)</b>
975		
976		<b>g. Mt. Si</b>
977		<b>h. Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)</b>
978		
979		
980	<b>CP-((937)) <u>939</u></b>	<b>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)</b>
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983		
984	<b>CP-((938)) <u>940</u></b>	<b>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)</b>
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988	<b>CP- ((939)) <u>941</u></b>	<b>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)</b>
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993	<b><u>CP-942 ((R-314))</u></b>	<b>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 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. New industrial development or redevelopment (excluding existing structures and site</b>
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1008		improvements or those vested by applications as of May 22, 1997 or tenant
1009		improvements entirely within building structures) must be compatible with the
1010		functional and visual character of rural uses in the immediate vicinity and must not
1011		encourage or facilitate conversion or redesignation of nearby Rural and Rural
1012		Neighborhood lands to commercial, industrial or urban uses. The boundaries of
1013		this industrial area shall be those properties within the Preston Industrial Water
1014		System, as set by King County Ordinance No. 5948, with the exception of parcel
1015		#2924079054.
1016		
1017	CP-((940)) <u>943</u>	King County supports efforts of the community of Preston to achieve recognition
1018		of its historical and cultural significance. Its historic character should be
1019		maintained through designation as an historic area. (SQP-126)
1020		
1021	CP-((941)) <u>944</u>	The King County Historic Sites Survey should be updated to include additional
1022		sites identified by the Preston Heritage Committee. (SQP-127)
1023		
1024	CP-((942)) <u>945</u>	The development of a regional railroad museum in the Snoqualmie area is
1025		encouraged to promote understanding of the regional significance of railroads in
1026		the settlement and development pattern of Washington State. (SQP-128)
1027		
1028	CP-((944)) <u>946</u>	King County shall put high priority on the acquisition and development of a
1029		regional trail system linking the Snoqualmie Valley planning area to other parts of
1030		the county. (SQP-143)
1031		
1032	CP-((945)) <u>947</u>	King County supports designation of the Middle Fork of the Snoqualmie River
1033		under either the national or state Wild and Scenic River program. (SQP-151)
1034		
1035	CP-((946)) <u>948</u>	King County supports evaluation of the North Fork of the Snoqualmie River and
1036		the main stem of the Tolt River under either the national or state Wild and Scenic
1037		River program. (SQP-152)
1038		
1039	CP-949	<u>King County shall assist the City of North Bend, when requested, to develop a</u>
1040		<u>long-term solution and an implementation program which will solve flooding</u>
1041		<u>problems in the city.</u>
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# X. Soos Creek

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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 ((NR-1)) 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)**

1094	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)
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1098	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)
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1103	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)
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1113	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)
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1119	CP-1009	Multifamily zoned land should not be converted to institutional and commercial/office uses within the Soos Creek Planning Area. (C-5)
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1122	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)
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1127	CP-1011	Crest Airpark is an important local facility and should continue operation at current levels of use. (F-15)
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1130	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)
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1134	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)
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1139	CP-1014	The operation of SIR is expected to continue indefinitely. <u>The area authorized for racetrack use shall be confined to maximize protection of Little Soos Creek and its riparian area.</u> 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)
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1145	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)
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1149	CP-1016	King County should give high priority to linking the Green River and Cedar River corridors. (P-16)
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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)

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## **XI. Tahoma/Raven Heights**

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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 new city of Maple Valley. The city has commenced operation and assumed jurisdiction. It 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 5-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 ((R-309))** ~~((Small, isolated commercial developments are currently))~~ Existing businesses which qualify as legal uses located at Highway 169 and Cedar Grove Road ~~((in the Rural Area and in Natural Resource Production Districts))~~ 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 ~~((revert))~~ be redesignated to a rural ~~((or resource based))~~ zone consistent with that applied to surrounding properties.

**C-1104** King County supports annexation of the lands within the City of Black Diamond 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

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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.

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## **XII. Vashon**

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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 ground water 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 (DES), 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)**

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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. King County Department of Parks and Recreation 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-((1208)) 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-((1209)) 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-((1210)) 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-((1211)) 1212**        **To protect domestic water resource, areas deemed highly susceptible to ground water contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)**
- CP-((1212)) 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-((1213)) 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-((1214)) 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-((1215)) 1216**        **Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)**
- CP-((1216)) 1217**        **Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)**

1325	CP-((1217)) <u>1218</u>	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)
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1329	CP-((1218)) <u>1219</u>	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)
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1334	CP-((1219)) <u>1220</u>	A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)
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1337	CP-((1220)) <u>1221</u>	Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)
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1340	CP-((1221)) <u>1222</u>	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)
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1344	CP-((1222)) <u>1223</u>	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)
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1348	CP-((1223)) <u>1224</u>	Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)
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1351	CP-((1224)) <u>1225</u>	Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)
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1354	CP-((1225)) <u>1226</u>	Trail corridors on Vashon Island should be established and designed based upon the following criteria:
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1356		a. Connect park and open space areas;
1357		b. Provide access to shoreline areas, particularly public parks;
1358		c. Incorporate views and other special features of scenic, historic, or archaeological interest;
1359		d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;
1360		e. Follow streambanks and ravines;
1361		f. Follow undeveloped rights-of-way or along side existing roads; and
1362		g. Provide access to and connect schools. (V-85f)
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1366	<u>CP-1227 ((R-107</u>	<u>King County should monitor t))The quantity and quality of Vashon-Maury Islands' groundwater supply ((for the Vashon Community Planning area)) should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved ((and reassess the Vashon Community Plan's allowable growth capacity, if warranted)). If new information indicates ((an immediate and severe water shortage)) the groundwater supply is endangered, th</u>
1367		<u>County ((should apply a complete moratorium on construction of new dwelling units while it updates the Vashon Community Plan and Area Zoning)) shall take immediate steps to ensure new development does not impair the groundwater supply.</u>
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## **XIII. West Hill and White Center**

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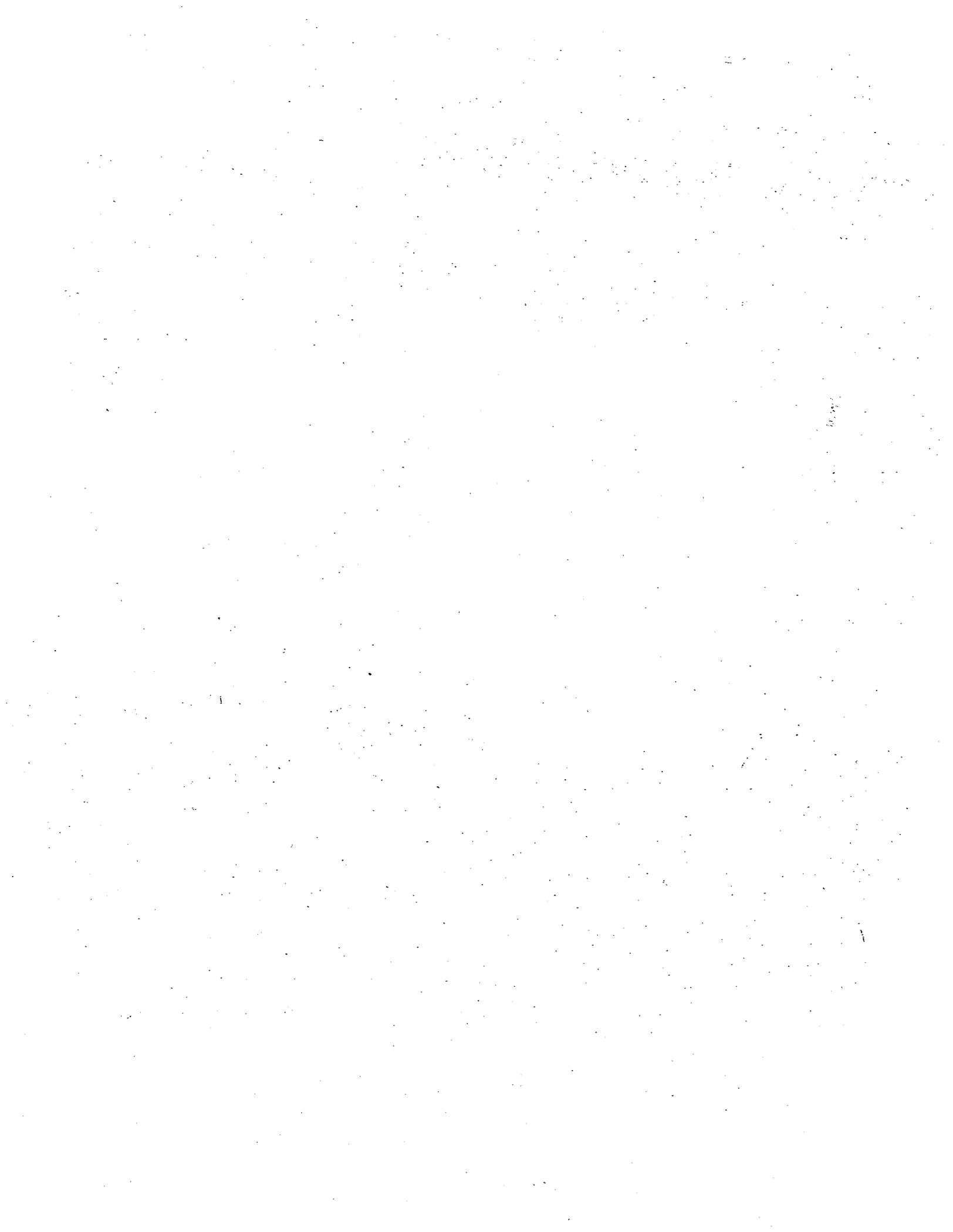
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The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management 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.



# Implementation

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3 The Comprehensive Plan guides land use over the long term by applying specific land use  
4 designations throughout the unincorporated portion of the King County and by providing guidelines  
5 for implementing regulations used to evaluate specific development proposals. To ensure that  
6 these implementing regulations are effective and warrant a high degree of public trust and  
7 confidence, the regulations must be equitable, reasonable and responsibly administered.

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9 **I-101 ((I-404))**

**King County's regulation of land use should:**

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a. **Protect public health, safety and general welfare, and property rights;**

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b. **Protect consumers from fraudulent practices in land use, land sales and development;**

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c. **Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies and plans;**

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d. **Be expeditious, predictable, clear, straightforward and internally consistent;**

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e. **Provide clear direction for resolution of regulatory conflict;**

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f. **Be enforceable, efficiently administered and provide appropriate incentives and penalties;**

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g. **Be consistently and effectively enforced;**

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h. **Create public and private benefits worth their cost;**

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i. **Be coordinated with timely provision of necessary public facilities and services;**

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j. **Encourage creativity and diversity in meeting County goals and policies;**

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k. **Be coordinated with cities, special purpose districts and other public agencies to promote compatible development standards throughout King County;**

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l. **Be responsive, understandable and accessible to the public;**

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m. **Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;**

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n. **Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);**

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o. **Treat all members of the public equally regardless of race, culture or class and base regulatory decisions wholly on the applicable criteria and code requirements;**

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p. **Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials and other relevant documents; and**

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q. **Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.**

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# I. Land Use Designations and Zoning Classifications/Code

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The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the Comprehensive Plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning *
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR, I, RB - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood	NB
Rural Residential	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	UR, R-1
King County Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones
<p>* This is the range of zoning that may be allowed within each Comprehensive Plan Land Use designations based on Comprehensive Plan and Subarea Plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p><b>Zoning Designations</b></p> <p>A      Agricultural (10 or 35 acre minimum lot area)            F      Forest (80 acre minimum lot area)            M      Mineral            RA     Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)            UR     Urban Reserve            R      Urban Residential (base density in dwelling units per acre)            NB     Neighborhood Business            CB     Community Business            RB     Regional Business            O      Office            I      Industrial</p>	

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63 The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as  
64 permitted residential densities and activities or allowed commercial and industrial development  
65 activities, and striving for separation between incompatible uses. This code includes standards  
66 relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

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**I-102 ((I-405))**

The King County Zoning Code's zone classifications and development standards and the official zoning maps shall be consistent with the Comprehensive Plan and functional plans.

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~~((I-406~~

~~In applying King County Code Title 21A zoning to implement the Comprehensive Plan, existing P-suffix conditions on properties shall be reviewed for appropriate application as follows:~~

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~~a. All P-suffix conditions which have been applied through community plans shall be reviewed in the following manner:~~

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~~1. If P-suffix conditions are adequately covered in existing code or if they conflict with the Comprehensive Plan, they shall be deleted;~~

~~2. If P-suffix conditions implement policies in the Comprehensive Plan, then regulations shall be developed and P-suffix conditions shall be deleted;~~

~~3. If P-suffix conditions are not adequately covered in existing code and the conditions implement policies in the community plan which are not in conflict with the Comprehensive Plan, they shall be carried forward intact for consideration in 1995 as part of the second phase of the Zoning Code Conversion Project.~~

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~~b. All P-suffix conditions which have been applied through quasi-judicial actions shall be carried forward intact and reviewed in 1995 as part of the second phase of the Zoning Code Conversion Project.))~~

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~~All existing potential zoning classifications shall be carried forward on to the County's official zoning maps, except where in conflict with the policies of the Comprehensive Plan. All potential zoning should be similarly reflected on the Comprehensive Plan Land Use Map, with the exception of Potential Mining Zoning designations which should be shown on the Land Use Map.))~~

## II. Other Implementing King County Codes

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In addition to the Zoning Code, King County regulates land development and construction based on the Comprehensive Plan through a variety of technical code standards resulting in permits and approvals for specific projects.

In terms of land use regulation, the most important of these other implementing codes are Land Segregation (KCC Title 19A) and Shoreline Management (KCC Title 25). The Land Segregation code regulates division of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the issuance of substantial development permits for lands abutting waters governed by the Washington State Shoreline Management Act.

Other development approvals include commercial or industrial construction permits. Review of land segregation, substantial development permits and other development proposals are key parts of the development process for making sure facilities and services to support potential development are adequate and for evaluating environmental impacts.

**I-103 ((I-408))**

~~((Subdivision, short subdivision and other development approvals shall be consistent with the Comprehensive Plan, zoning, community, subarea and neighborhood plans, functional plans and capital improvement programs.))~~ When needed infrastructure and facilities are not available in a timely manner, development approvals shall either be denied or divided into phases, or the ~~((needed facilities))~~ project proponents should ((be)) provide((d by the project proponents)) the needed facilities and infrastructure to address impacts directly attributable to their project, or as may be provided by the proponent on a voluntary basis.

**I-104 ((I-409))**

King County's permitting systems should provide for expeditious review of projects consistent with zoning and adopted policies.

~~**((I-410**~~

~~King County shall establish community involvement approaches which more effectively tie planning to implementation.))~~

**I-105 ((I-411))**

Subdivision, short subdivision and other development approvals, including those ((Developments)) requiring detailed environmental review under the State Environmental Policy Act (SEPA) ~~((should))~~ shall be reviewed for consistency with the Comprehensive Plan, zoning, community, subarea and neighborhood plans, functional plans and capital improvement programs.

**I-106 ((I-412))**

King County shall enforce its land use and environmental regulations by pursuing code enforcement complaints, and providing oversight during the process of site development on all sites for which it issues permits.

**I-107**

King County shall develop a zoning yield and housing production monitoring program to ensure a no net loss of housing capacity within the context of compliance with the Endangered Species Act and shall propose revisions to the countywide planning policies to implement such a program.

## III. Incentives

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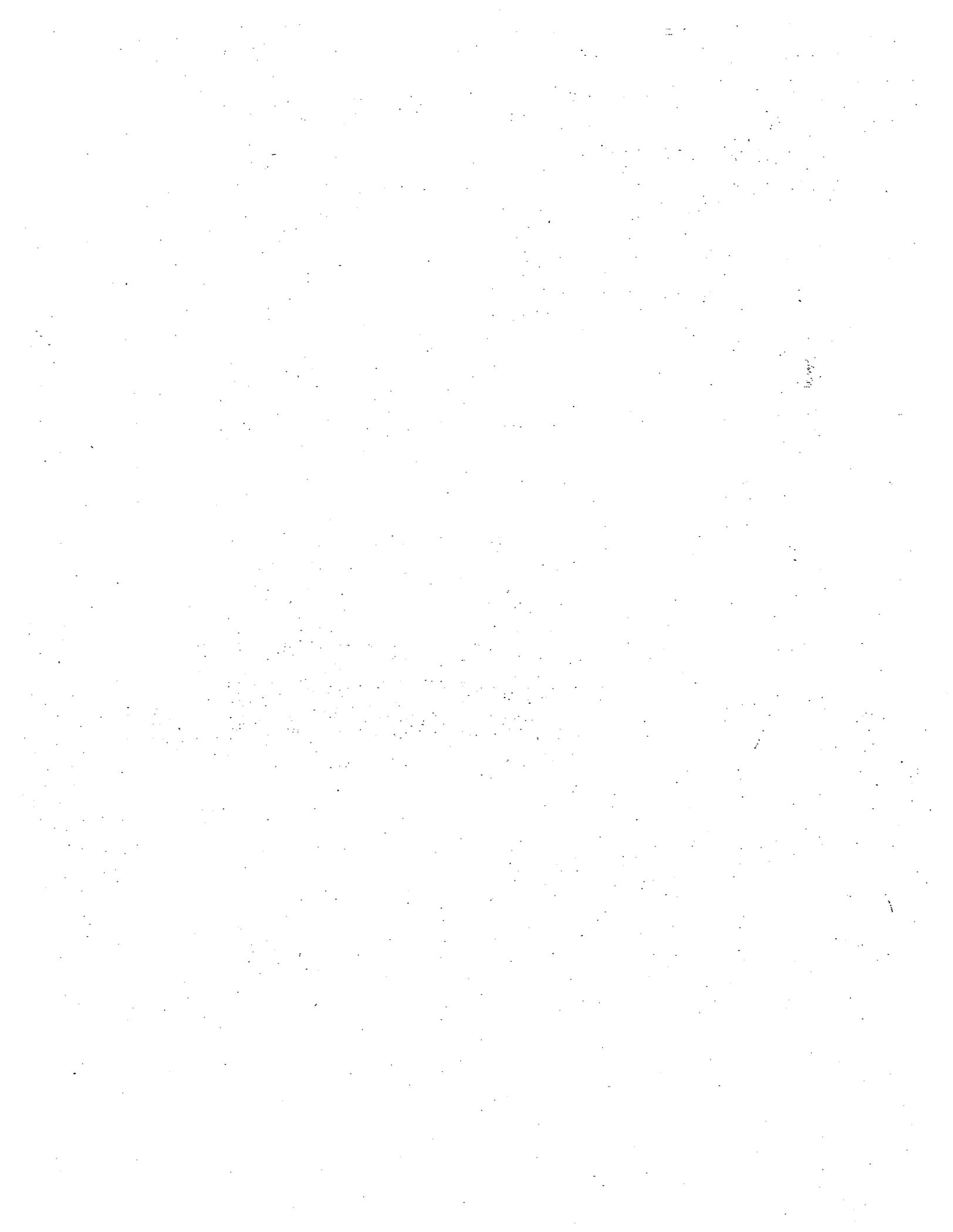
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To ensure that the vision, goals, objectives, and policies of this plan become a reality, it will require adjusting policy and budget priorities by King County government. It will also require individuals to reconsider their daily decisions and choices relating to the management or development of their lands, as well as the decisions and choices of large scale public/private partnerships during the development of major projects will be critical factors contributing to the effective implementation of this plan. Incentives, like the TDC Program, must encourage the types of growth and development patterns desired by King County and its residents.

### I-207 ((I-404))

**King County should develop incentives for the Urban Growth Area which encourage the development industry to provide a broad range of housing and business space. Incentives could include:**

- a. **Identification of geographic areas with infill opportunities, granting them budget priority ((special)) status and subjecting new development in these areas to more flexible standards;**
- b. **Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);**
- c. **Incentives which lower financial development risk; ((and))**
- d. **Joint development opportunities at County-owned or operated facilities, utilization of air rights on County-owned or operated facilities, and the establishment of transit-supportive design guidelines; and**
- e. **County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Credits (TDC) Program.**



# Glossary

## **Active Recreation Site**

Active recreation sites recognize a higher level of public use, and will require developed areas for organized or intense recreation. Active recreation site includes both the active recreation uses and all necessary support services and facilities.

## **Adaptive management**

Adaptive management is a systematic approach for continually improving management policies and practices by learning from the outcomes of operational programs.

## **Agricultural Production Districts (APD)**

The Growth Management Act requires cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products. The Comprehensive Plan designates Agricultural Production Districts where the principal land use should be agriculture. Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. (See Chapter Three, Rural Legacy and Natural Resource Lands.)

## **Annexation**

This is the process of adding or incorporating an area into a city's jurisdiction.

## **Beneficial Uses**

"Beneficial uses" include uses of water resources that provide a benefit to the public, including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation, recreation, water supply, flood control, water quality control, and aesthetic enjoyment.

## **Best Management Practices (BMPs)**

These are defined by the Washington State Department of Ecology as physical, structural, and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs are source control, runoff treatment, and stream bank erosion control.

## **Capital Improvement Program (CIP)**

The 1994-1999 Adopted Capital Improvement Program budget allocates funds from various revenue sources to improve cultural and recreational opportunities for King County citizens, build needed roadways, protect our investment in existing buildings, protect the health of our citizens, enhance the management of natural resources, and provide necessary capital resources for our law, safety, and justice system.

**Clustering**

Clustering means developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the zoned residential density.

**Community Action Strategies**

Community Action Strategies is the process by which capital facilities plans will be developed for the eight urban unincorporated subareas. These strategies will include a long-term vision for the area, and a prioritized list of needed capital improvement projects for the subarea.

**Community Business Centers**

These are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. (See Chapter Two, Urban Communities.)

**Comprehensive Plan**

The Growth Management Act requires certain cities and counties of the state to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the Growth Management Act. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. Each comprehensive plan includes a plan, scheme or design for land use, housing, capital facilities, utilities, rural areas, and transportation. Optional components include elements relating to conservation, solar energy, recreation, and subarea plans.

**Concurrency Management System**

The Growth Management Act requires jurisdictions to adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the Comprehensive Plan, unless transportation improvements or strategies to accommodate the impacts of development are made "concurrent" with the development. Concurrent with development means that transportation improvements or strategies are in place at the time of development or that financial commitment is made to complete the improvements or strategies within six years. The Concurrency Management System of King County establishes a process to manage new development based on transportation impacts on levels-of-service and the concurrency of needed improvements or actions. (See Chapter Six, Transportation).

**Coordinated Water System Plans**

Four Critical Water Supply Service Areas have been designated in King County in accordance with the Public Water System Coordinated Act of 1977 (RCW 70.116): East King County, Skyway, South King County, and Vashon Island. The Coordinated Water System Plan for each area provides an assessment of water supply and a program to meet future demand. Planning areas, within which a water purveyor is obligated to provide service consistent with County land use plans and regulations, were assigned for major purveyors.

**Countywide Planning Policies (CPP)**

The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies which establish a countywide framework from which county and city comprehensive plans are to be developed and adopted. This framework is to ensure that city and county comprehensive plans are consistent. The "King County Countywide Planning Policies" were developed and recommended by the Growth Management Planning Council and are to serve as a blueprint for how King County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these policies in 1992. Since this time, amendments called "Phase II Countywide Planning Policies" have been made to the sections pertaining to affordable housing, economic development and rural character. The

County Council has adopted these Phase II amendments. (See Chapter One, Regional Planning.)

**Critical Areas**

The Growth Management Act requires cities and counties to designate, where appropriate, critical areas which include: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. (See Chapter Four, Environment for King County's designation of critical areas.)

**Critical Habitat**

Specific areas which possess physical or biological features which are essential to the conservation of a listed species.

**Deficiency**

Deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation.

**Density**

The quantity of structures or buildings per unit area. Typically expressed as housing units per acre or square mile.

**Density Incentives/Bonuses**

Density incentives, or density bonuses, are programs allowing for additional dwelling units above the number permitted on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the developer. King County has incorporated use of density incentives with standard urban subdivision, mobile home park, and multifamily development projects. (King County Code, Title 21A)

**Development**

An area that is developed as a tract of land with built structures.

**Docket**

A list of suggested changes to a comprehensive plan or development regulations maintained by the department.

**Docket Process, The**

The Docket process specifies that dockets are not just to note deficiencies, but also to suggest changes and make written comments. These suggested changes are reviewed by the county and made available for review by the public. Information provided to the public will include the county's response. An internet docket process is available and can be found at: <http://www.metrokc.gov/exec/orpp/compplan/>.

**Docketing**

Docketing means compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in a manner that will ensure such suggested changes will be considered by the county and will be available for review by the public.

**Drainage Basin**

A drainage basin, like a watershed, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. In King County, 72 drainage basins are contained within six major watersheds. These drainage basins in turn contain numerous individual water bodies with small drainages.

**Ecological Function**

An ecological function refers to physical, chemical, and biological processes or attributes at some level of biological organization. For example, the ecological functions of wetlands includes food chain support, water quality maintenance, flood storage, and wildlife habitat.

**Emissions trading**

Emissions trading means the transfer in ownership of emission reductions. Emission trading occurs when a source of air pollution reduces its emissions and then transfers ownership of the emission reduction to another party. Markets for emission reductions can be created by regulation (the market for sulfur dioxide allowances for example) or voluntarily (the current market for greenhouse gases).

**Endangered Species Act (ESA)**

An act adopted by US Congress in 1973 whose purpose is to provide a means whereby ecosystems upon which endangered and threatened species depend may be conserved and to provide a program for the conservation for such endangered and threatened species.

**Enhance**

Enhance means to increase one or more of the functions or values that an ecosystem or environmental feature possesses. An improvement in a functional attribute or value. (See Chapter Four, Environment).

**Endangered Species**

Endangered Species means any species which is in danger of extinction throughout all or a significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

**Environmentally Sensitive Areas**

Coal mine, erosion, flood, landslide, seismic, steep slope and volcanic hazard areas, and streams, wetlands and protection buffers constitute environmentally sensitive areas.

**Existing transportation needs**

Existing transportation needs are associated with households and businesses which are in existence at the time of plan adoption.

**Fair Housing Ordinance**

King County's Fair Housing Ordinance prohibits housing discrimination against persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or the use of a trained guide dog.

**Family-Wage Jobs**

Family-wage jobs which are capable of supporting a family. For the purposes of this plan, the term means jobs which pay more than the average annual wage for King County in a given year.

**Fish and Wildlife Habitat Conservation Areas**

Designation of Fish and Wildlife Habitat Conservation Areas is required by the Growth Management Act. This Comprehensive Plan designates the following as such areas: 1) areas with which endangered, threatened, and sensitive species have a primary association; 2) habitats and species of local importance; 3) commercial and recreational shellfish areas; 4) kelp and eel grass beds; 5) herring and smelt spawning areas; 6) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; 7) waters of the state; 8) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and 9) state natural area preserves and natural resource conservation areas.

**Flood Hazard Reduction Plan**

The King County Flood Hazard Reduction Plan contains policies and program and project recommendations that guide floodplains use and development throughout King County.

**Floodplain**

The areas of land adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

**Forest Production Districts (FPD)**

The Growth Management Act requires cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry. Lands within the Forest Production District shall remain in large parcels and in ownership conducive to forestry. (See Chapter Three, Rural Legacy and Natural Resource Lands).

**Fully Contained Community (FCC)**

A site specific development project consisting of conceptual site plan(s), development standards, processing and other elements. It is also consistent with the criteria provided in RCW 36.70A.350 which states that FCCs should be located outside of the initially designated Urban Growth Area.

**Functional Planning**

Functional plans are detailed plans for facilities and services and action plans and programs for other governmental activities. Some functional plans are operational or programmatic, which means they guide daily management decisions. Others include specific details of facility design and location and must be consistent with the Comprehensive Plan and development regulations. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. (See Chapter Nine, Implementation)

**Global Warming**

Global warming is an increase in worldwide atmospheric temperature.

**Ground Water Management Plans**

King County has five Ground Water Management Areas (GWMA) for which citizens and technical experts are addressing ground water issues. For each GWMA, a Ground Water Management Plan (GWMP) has been developed per WAC 173-100(RCW 90.44). Each GWMP describes the area's ground water resource, contains a detailed exploration of ground water protection issues, and proposes solutions to perceived threats. These Plans identify Sensitive Aquifer Areas to receive a special level of protection.

**Growth Management Act (GMA)**

In 1990, the Washington State Legislature passed the State Growth Management Act (ESHB 2929). The Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth management decisions for at least the next decade. Amendments to the Act in 1991 require that counties, working with the cities within their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the framework for all comprehensive plans throughout the county. (See Chapter One, Regional Planning)

**Growth Management Planning Council (GMPC)**

The GMPC, which was established by an interlocal agreement, is a 15-member council of elected officials from Seattle, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification.

**Habitat**

Habitat is the area where wildlife normally lives and grows. Habitat components include food, water, cover (security, breeding, thermal) and space.

**Habitat Network**

Habitat network is a system of fish and wildlife habitat where connections between large habitat blocks and open spaces are necessary for the support of fish and wildlife through their life cycles.

**Impervious surface**

A hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development; and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots and gravel roads.

**Incorporated Areas**

Incorporated areas are those areas that exist within a city or a city's jurisdiction. King County contains 39 whole incorporated cities and parts of two others.

**Infill**

Infill means development or redevelopment on small properties or groups of properties within existing built-up areas.

**Initial Project Needs**

Road improvement projects that are needed to meet the impacts of a specific development are initial project needs. They must be concurrent with the development.

**King County Open Space System**

This is a system of linked publicly owned regional open space corridors of greenways and waterways along the major river systems, shorelines and the Mountain-to-Sound Greenway. (See Chapter Five, Preserving and Enriching the Community)

**Land Use Map**

The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the Growth Management Act. The Land Use Map is not included in the Plan because it is very large. It is available for review at the Department of Development and Environmental Services and at the Clerk of the King County Council. A smaller representation of the Land Use Map is included in the Comprehensive Plan.

**Level-of-Service - Transportation**

Transportation level-of-service is a qualitative measure, graded A through F, describing the operational conditions of the County's transportation system (assessing both design capacity and actual traffic volumes by corridor) as experienced by travelers and which is determined by using the Transportation Adequacy Measure (TAM) methodology.

**Locally Significant Resource Areas (LSRAs)**

LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. (See Chapter Four, Environment)

**Master Planned Resorts**

RCW 36.70A.040 defines Master Planned Resorts as a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on

destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

**May**

See definition for "shall"

**Median Household Income**

The median divides all households into two equal groups, one having income above the median and the other having income below the median.

**Mineral Resource Sites**

The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals. The Comprehensive Plan designates as Mineral Resource Sites existing, approved mining sites, and also designates as Potential Mineral Resource Sites properties on which King County expects some future mines may be located. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Mitigation Bank**

A mitigation bank is a property approved by the appropriate county, state and federal agencies for restoration, creation, or enhancement to compensate for adverse impacts to wetlands caused by the development of public agency facilities and utility facilities.

**Mitigation Payment System**

This system establishes a requirement that new growth and development pay a proportionate share of the cost of supporting needed transportation improvements. The proportionate share is that portion of the cost of transportation facility improvement that is related to the service demands and needs of the new development. (See Chapter Six, Transportation)

**Mixed Use**

This term refers to a development with combined commercial and residential uses.

**Mode Split**

Mode split is the percentage of all trips using non single occupant vehicular forms or modes of travel. Modes of travel include single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.

**Multifamily**

Multifamily housing structures are those with more than one unit. Multifamily housing includes duplexes, apartments and condominiums.

**Natural Resource Lands**

The Growth Management Act requires cities and counties to designate natural resource lands which include the following: 1) agricultural lands that have long-term significance for the commercial production of food or other agricultural products; 2) forest lands that have long-term significance for the commercial production of timber; and 3) mineral resource lands that have long-term significance for the extraction of minerals. The Comprehensive Plan designates Agricultural Production Districts, Forest Production Districts, and Mineral Resource Sites. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Natural Sites**

Natural sites recognize areas valued for their natural character. They may not be completely natural and undisturbed, but may be important in preserving rare or vanishing flora, fauna, geological sites or features of scientific, traditional, cultural, and/or educational value.

Development and use will focus on keeping the environment in a nearly undeveloped state. There may be little or limited public access to these sites.

**Neighborhood Business Centers**

These are shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices. (See Chapter Two, Urban Communities)

**Neighborhood Plan**

Small-scale plans meant to provide detailed land use plans for neighborhoods. (See also Subarea Planning)

**New Growth**

New growth is growth that occurs subsequent to pipeline development for which no application is currently pending review/approval in the King County permitting process, but which is forecasted to occur over the next 20 years in this Comprehensive Plan.

**Non-degradation**

Non-degradation means to prevent the decline to a lower state; to keep from reducing the complexity, functions, or integrity of ecological processes or values.

**Non-Motorized Transportation**

This refers to pedestrian, bicycle, and equestrian travel, and the facilities needed to make it safe and convenient.

**Non-point Pollution**

Non-point pollution is pollution which enters any waters of the State from any dispersed land-based or water-based activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands, urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.

**Open Space**

The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space lands, as designated by the Comprehensive Plan, include federal, state and locally owned parks and wilderness areas, developed parks and areas left in a natural state so they can sustain sensitive ecosystems, community identity and aesthetics and links between important environmental or recreational resources. (See Chapter Five, Preserving and Enriching Our Community)

**Particulate Matter**

Particulate matter is solid or aerosol particles dispersed in the air including dust, soot, and oil. The major sources are industrial activities, fugitive road dust, motor vehicle emissions, and wood smoke.

**Passive Recreation Site**

Passive recreation sites require a lower level of development and provide areas for informal, self-directed activities for individuals and groups.

**Pervious surface**

A surface area which allows the entry of water into the soil mantle, as under natural conditions prior to development.

**Pipeline Development**

These are land use development applications, whether vested or unvested, that were submitted prior to adoption of King County Comprehensive Plan and are pending review/approval in the permitting process.

**Pipeline transportation needs**

Pipeline transportation needs are associated with growth that is pending through the County's development review process.

**Point Pollution**

Point pollution is pollution that enters any waters of the State from an identifiable source such as a pipe.

**Potential Annexation Area (PAA)**

A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades. (See Chapter Two, Urban Communities)

**Protect**

Protect means to keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.

**Public Benefit Rating System**

This is a current use taxation program whereby the reduction in property taxes is determined using a scoring system related to the numbers and quality of open space resources located on all or portions of the property.

**Puget Sound**

Puget Sound is an estuary - a semi-enclosed, glacial fjord where salt water from the ocean is mixed with fresh water. Puget Sound is bordered by about 1,300 miles of shoreline with a mix of beaches, bluffs, deltas, mudflats, kelp forests and eelgrass meadows. Approximately 100 miles of this saltwater shoreline lie within King County. King County's immediate responsibilities include those portions of Puget Sound which lie within the County, roughly between Point Wells to the north and Dumas Bay to the south. King County shares responsibility for the health of the main basin of Puget Sound with its neighbors - Pierce County, Kitsap County, and Snohomish County.

**Puget Sound Regional Council (PSRC)**

The PSRC is the designated metropolitan planning organization for our area and is responsible for regional growth management and transportation planning in the four county region which includes King, Pierce, Snohomish and Kitsap Counties. PSRC's General Assembly includes mayors, county executives, and council commission members from the four counties. The Council also includes as members the ports of Everett, Seattle and Tacoma and the State Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning Policies for the four-county region.

**Regionally Significant Resource Area (RSRA)**

RSRAs are those portions of watersheds that contribute to the resource base of the entire Puget sound region by virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the region. RSRAs may also support rare, threatened or endangered species or communities. (See Chapter Four, Environment)

**Regional Transit Authority (RTA)**

State legislation of 1992 allowed the creation of a new agency in King, Snohomish and Pierce Counties. The RTA was formed in 1993. Its board is made up of local elected officials from the three counties and the State Department of Transportation Secretary. The RTA has the responsibility to collect and distribute new tax revenues for regional rail transit, to build and to operate a regional rail transit system. The RTA would also distribute funds to local transit

agencies to provide feeder services for the rail system. Its funding depends on local voter approval of a regional high capacity transit plan and funding. (See Chapter Six, Transportation)

**Regional Transit Project (RTP)**

The RTP is a combined planning effort of Metro, Pierce Transit, Community Transit, Everett Transit, Sno-Tran and the State Department of Transportation to analyze various high capacity transit alternatives. (See Chapter Six, Transportation)

**Regional Transit System Plan (RTSP)**

The RTSP is the regional vision for increasing the three county investment in public transportation. It recommends levels and types of services and facilities to meet regional transit needs. It recommends areas to be served by rail with specific routes, station locations and other supporting facilities to be decided after more detailed study. (See Chapter Six, Transportation)

**Regional Wastewater Services Plan (RWSP)**

In 1999, King County adopted the Regional Wastewater Services Plan, guiding the development of new facilities to manage wastewater into the future. The RWSP addresses four areas: wastewater treatment facilities, combined sewer overflow control, wastewater reuse, and bio-solids management. The RWSP outlines where new facilities will be built, the types of technology to be used and the future of reclaimed water and bio-solids. Short term needs through 2006 are specified, and long-term alternatives to the current Metro system are identified.

**Restore**

Restore means to return land and water resources from a disturbed or totally altered condition to an approximation of their condition prior to disturbance or alteration. Restoration projects are conducted by public agencies through capital improvement projects and by developers as a means to mitigate adverse impacts of their proposals. (Restoration of land is not required of developers when they protect land and water resources according to King County regulation.) (See Chapter Four, Environment)

**Rezones**

Rezoning is the term that refers to the process of individual requests and applications to change the zoning classification of land.

**Riparian**

Pertains to the banks of rivers and streams, and also sometimes wetlands, tidewater and lakes.

**Rural Area (See also Rural Zoning)**

The Growth Management Act requires that counties designate a rural area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. (See Chapter Three, Rural Legacy and Natural Resource Lands)

**Rural Character**

Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

#### **Rural Cities**

King County's rural cities are incorporated areas within the Rural Area whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. (See Chapter Three, Rural Legacy and Natural Resource Lands)

#### **Rural Growth**

Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area. Rural growth typically does not require urban governmental services except in the case of some rural towns and to protect the environment as provided in this Comprehensive Plan. The basic elements of "Rural Character," as defined by the King County Countywide Planning Policies, are natural features, resource-based industries, rural towns, rural neighborhoods, rural infrastructure and services, open space system, rural housing, rural economy, and rural cities.

#### **Rural Neighborhoods**

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural residential development. (See Chapter Three, Rural Legacy and Natural Resource Lands)

#### **Rural Towns**

Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future. (See Chapter Three, Rural Legacy and Natural Resource Lands)

#### **Rural Zoning**

The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

#### **Salmonid**

A member of the fish family Salmonidae. In King County, salmonid species include Chinook, Coho, chum, sockeye, and pink salmon; cutthroat, rainbow, and brown trout and steelhead; Dolly Varden, brook trout, char, kokanee, and whitefish.

#### **Satellite System Management**

When large water utilities oversee the operations of smaller water systems, not connected to their own system, it is called satellite system management. The satellite system manager is hired by

the smaller system to operate and maintain the system in accordance with local, state and federal health regulations.

#### **Sediment transport**

Sediment transport is the process of taking soil from one place and depositing it in another via the flow of water. Deposition of the soil occurs when sediment in the water flow is more than the flow can transport.

#### **Sensitive Areas Map Folio**

The folio displays the location of environmentally sensitive areas in unincorporated King County. It identifies sensitive areas for wetlands, streams, flood hazards, erosion hazards, landslide hazards, seismic hazards, and coal mine hazards.

#### **Sensitive Species**

Sensitive species means any species which is likely to become an endangered species within the foreseeable future throughout all or significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

#### **Sewer Availability**

Sewer availability means the presence of sewers now or within six years through extensions included in adopted sewer comprehensive plans. In the case of Urban Planned Development, 1) the capacity to intercept and treat waste water as evidenced by a King County approved sewer system plan or a Metro utility plans, 2) a firm commitment to serve an area with sewer as evidenced by either a sewer availability certificate, utility extension agreement, or an approved sewer system plan and 3) a firm financial commitment to provide sewer, as evidenced by either a capital improvement program or utility extension agreement.

#### **Sewer Tightline**

Tightlining of sewers means that a sewer line is designed and sized to only serve a particular structure.

#### **Shall**

To guide King County, the use of the terms "shall," "will," "should," and "may" in policies determine the level of discretion the County can exercise in making future and specific land use, budget, development regulation and other decisions. "Shall" and "will" in a policy mean that it is mandatory for the County to carry out the policy, even if a timeframe is not included. "Shall" and "will" are imperative and nondiscretionary -- the County must make decisions based on what the policy says to do, subject to funding and budgetary constraints which may not allow for implementation of the policy, and subject to provisions of the annual budget. "Should" in a policy provides non-compulsory guidance, and establishes that the County has some discretion in making decisions. "May" in a policy means that it is in the County's interest to carry out the policy, but the County has total discretion in making decisions.

#### **Short Subdivisions**

These are subdivisions in unincorporated King County that are limited to four lots or less (nine in some cities), and are approved administratively by King County's Department of Development and Environmental Services.

#### **Should**

See definition for "shall"

#### **Significant Adverse Environmental Impact**

Significant as used in State Environmental Policy Act means a reasonable likelihood of more than a moderate adverse impact on the environment. Significance involves context and intensity and does not lend itself to a formula or quantifiable text. The context may vary with the physical

setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.

### **Single Family**

Single family housing units are individual structures including conventional houses and mobile homes.

### **Subarea Planning**

This level of planning brings the policy direction of the Comprehensive Plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.

### **Subdivision**

A subdivision is land that has been divided into legal lots, or is the process of dividing land into lots.

### **Traditional Rural Development**

In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

### **Transfer of Development Credit (TDC)**

Transfer of development credit means the ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development credits as part of standard subdivision, mobile home park and multifamily project review processes through its Transfer of Development Credits Program. (King County Code, Title 21A)

### **Transportation Adequacy Measure (TAM)**

The Transportation Adequacy Measure is the County's methodology for measuring the level-of-service performance of its transportation system. Transportation Adequacy Measure is a calculated index of the quality of transportation experienced by travelers. It is based on two components; a system-wide average ratio of traffic volumes to traffic capacities; (the lower this weighted average, the better the transportation adequacy) and the volume to capacity rates of certain roads that are critical to system performance (critical links). The TAM applies to discrete land areas (zones) in the County and is the basis for transportation level-of-service standards. (See Chapter Six, Transportation)

### **Transportation Certificate of Concurrency**

An official notice given to a property owner by the Department of Transportation or its successor that indicates whether there is capacity on the transportation system to accommodate new growth. A Transportation Certificate of Concurrency is required to show that adequate transportation facilities are available to service growth as part of the development review process.

**Transportation Demand Management (TDM)**

TDM is a strategy for the reduction of automobile trips, particularly trips taken in single-occupant vehicles. TDM encourages public transportation over automobile use and specifically refers to policies, programs and actions implemented to increase the use of high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time periods through alternative work hour programs (See Chapter Six, Transportation).

**Transportation Facilities and Services**

These are the physical assets of the transportation system that are used to provide mobility. They include roads, transit, bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.

**Transportation needs for new growth**

Transportation needs for new growth are associated with growth that has been planned for 2012 in this Comprehensive Plan.

**Transportation Needs Report (TNR)**

The TNR is a comprehensive list of recommended County transportation needs through the year 2012 needed to implement the land use element. It includes transportation needs for unincorporated King County, and some city, state, and adjacent County projects. It does not include transit service or capital needs. (See Chapter Six, Transportation)

**Unemployment Rate**

The unemployment rate is the percentage of the civilian labor force that is unemployed and actively seeking employment.

**Unincorporated Activity Centers**

Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center, as other such centers are now parts of cities. (see Chapter Two, Urban Communities)

**Unincorporated Areas**

Unincorporated areas are those areas outside any city and under King County's jurisdiction.

**Unique Wetland**

The term unique wetland refers to bogs and fens which have unusual and sensitive water chemistries.

**Urban Centers**

These are centers of concentrated employment and housing located within the Urban Growth Area designated by the Phase II Countywide Planning Policies. Urban Centers are to be serviced directly by high-capacity transit and are to contain a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. Urban Centers include the central business districts of Federal Way, Bellevue, Seattle, Renton, SeaTac, Kent, Redmond and Tukwila. Other Urban Centers are Seattle Center, Seattle First Hill/Capitol Hill, Seattle University District and Seattle Northgate. (See Chapter Two, Urban Communities)

**Urban Growth**

Urban growth refers to residential, commercial and industrial growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth.

**Urban Growth Area (UGA)**

The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an UGA which includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period. (See Chapter One, Regional Planning and Chapter Two, Urban Communities)

**Urban Growth Target**

The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban Growth Area, Urban Centers and the criteria of the Countywide Planning Policies. (See Chapter Two, Urban Communities)

**Urban Planned Developments (UPD)**

Urban Plan Developments are site specific projects consisting of conceptual site plans, development stands, processing and other elements.

**Utilities Technical Review Committee (UTRC)**

This is an interdepartmental committee with responsibility for ensuring that water and sewer plans comply with County and State health requirements and County land use policies. The committee reviews the plans of all water and sewer utilities that operate in unincorporated King County and then recommends the plans to King County Executive and the Metropolitan King County Council for approval.

**Water Availability**

Water availability means the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans. In the case of Urban Planned Developments, water availability is defined as 1) presence of a water source with water rights that can serve the projected average daily demand through the year 2000, 2) a firm commitment to serve an area with water, as evidenced by either a water availability certificate, utility extension agreement or a King County approved water system plan and 3) a firm financial commitment to provide water, as evidenced by either a capital improvement plan or utility extension agreement.

**Water Reuse**

Water re-use or wastewater reclamation involves using treated wastewater in place of drinking water for commercial irrigation and industrial processes. Also referred to as wastewater reuse.

**Water Supply Availability**

Water supply availability is the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans.

**Water System Classifications**

A public water system is defined as any system that has more than one connection. A well serving one house is a private system. Group A water systems have fifteen or more service connections. Group B water systems have two through fourteen service connections.

**Watershed**

A watershed, like a drainage basin, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. The six major watersheds in King County are Cedar River, Green River, Skykomish River, Snoqualmie River and White River and the Puget Sound. These watersheds contain a total of 72 individual drainage basins. (See Chapter Four, Environment)

**Well Head Protection**

Well head protection is another way that King County can protect its ground water resource. This program directs purveyors to identify 1, 5, and 10 year time of travel to their well(s) to identify contamination sources, and to propose methods to reduce or eliminate contamination sources.

**Wetland**

The term wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands shall include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands.

**Wetland Banking**

Wetland banking is a process that allows certain wetlands to be developed if the development is accompanied by the restoration or creation of wetlands in other areas. (See Chapter Four, Environment)

**Wetland Functions**

Functions refer to the ecological (physical, chemical and biological) workings or attributes of a wetland regardless of their importance to society. Food chain support or the transport and transformation of chemicals in ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat are examples of ecological functions to which society attributes a value. (See Chapter Four, Environment)

**Wetland Values**

Values are estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are valuable and beneficial to society. Values vary by watershed or human community. Education, research, aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are beneficial to society.

**Will**

See definition for "shall"

## Frequently Used Acronyms

APD	Agricultural Production District
BMP	Best Management Practices
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
KCCP	King County Comprehensive Plan
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRS	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RTA	Regional Transit Authority
RTSP	Regional Transit System Plan
RTP	Regional Transit Project
RWSP	Regional Wastewater Services Plan
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDC	Transfer of Development Credits
TDM	Transportation Demand Management
TNR	Transportation Needs Report
UGA	Urban Growth Area
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee

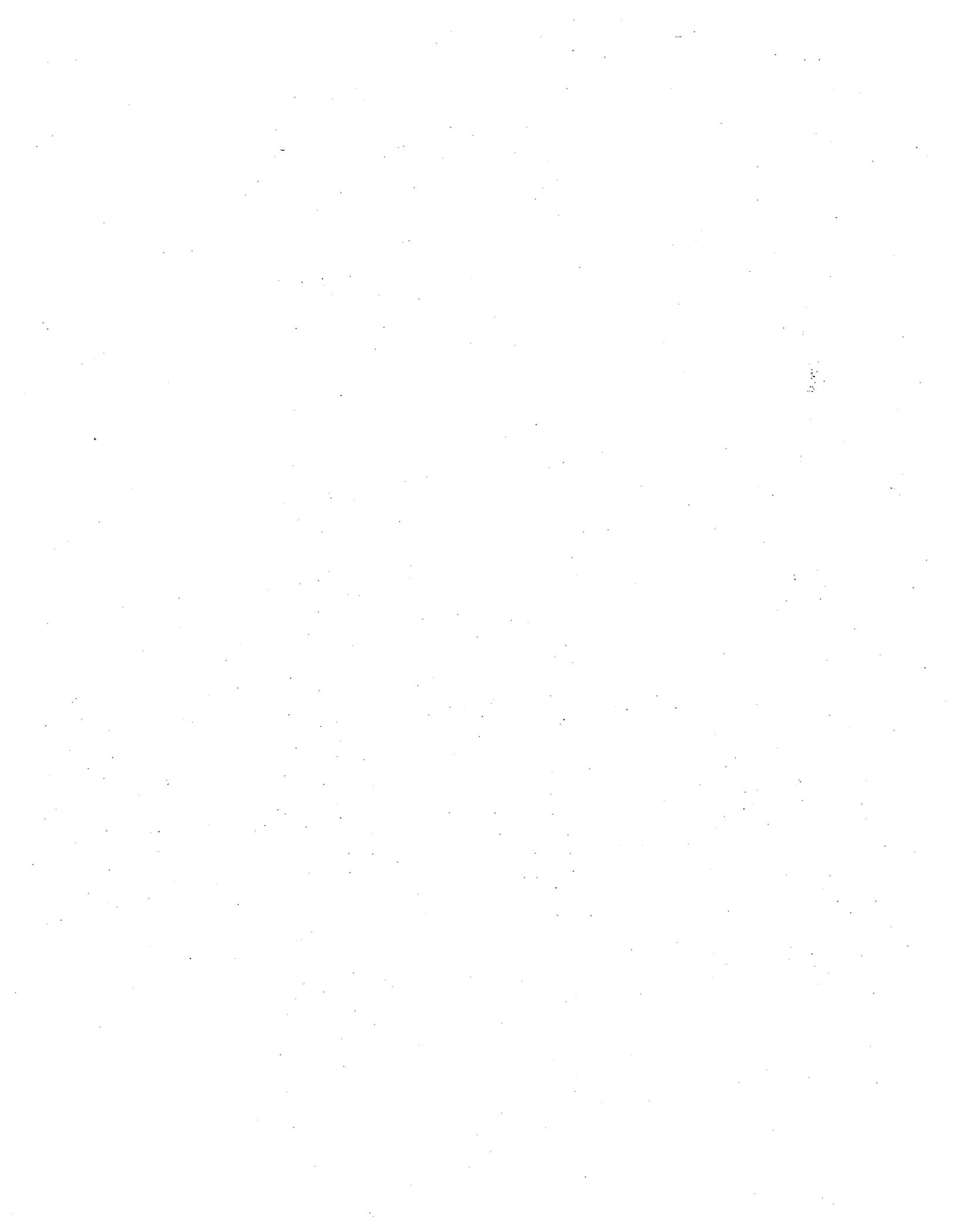


# 2000-0186 Attachment A

## Consent Amendments

**2000-0186 Attachment A Orange  
CONSENT AMENDMENTS Pages 5-26,  
Text 1.1**

Ms. Sullivan moved Consent Amendments on Pages 5-26 and Text 1.1 instead of Text 1. The motion PASSED unanimously.



02/01/01

Text  
1.1

Sponsor: Cynthia Sullivan

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 6-1, amend the text at the beginning of the Transportation chapter as follows:

**Components of the Transportation Element**

The Transportation Element of this plan is comprised of five major components. The first is the Transportation chapter which includes the narrative and policy language. The second is Technical Appendix C of this Plan, which contains a 20-year financial forecast, the Land Use and Travel Forecast Technical Report, and a transportation inventory. The third ~~((is))~~ includes the Transportation Needs Report, which is adopted herein by reference, contains a 20-year financial forecast and a 20-year list of transportation needs, and will be merged into a future Six-Year Roads Development Plan, and the ~~((Six-Year Roads Development Plan and))~~Roads Capital Improvement Program, which ~~((are))~~ is also adopted herein by reference. ~~((The Transportation Needs Report, which contains a 20 year list of transportation needs, is part of the Six Year Roads Development Plan and both are updated concurrently.))~~ The fourth is the Long-Range Transit Development Plan and the Six-Year Transit Development Plan and Capital Improvement Program, which are also adopted herein by reference. The fifth and last component is the concurrency regulation, which implements the concurrency requirements and is codified at King County Code 14.65-70.

**Effect:** Technical amendment recommended by the Prosecuting Attorney's Office.

CS → 1300

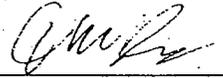


1/2/2001

Planning  
Text 1

Sponsor:

David Irons



rb

2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
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4 On page 1-4, line 165, insert "Planning" between "Management" and "Council"  
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11 **Effect:** Technical correction to the title.





1/29/2001

David W. Irons  
Louise Miller  
Larry Phillips

R-216

Sponsor:

David Irons, Larry Phillips,  
Louise Miller

rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On pages 3-16 and 3-17, amend proposed Policy R-216 as follows:

- R-216                      Properties qualified as sending sites shall provide a permanently protected area of sufficient size to provide public benefit. Priority candidates for sending sites are:
- A. Lands contributing to the protection of endangered and threatened species;
  - B. Rural Forest Focus Areas;
  - C. Lands that are suitable for inclusion in and provide important links to the regional open space system, including lands with historical or cultural significance **((and)) or**
  - D. Agricultural and Forest Production District lands.

**Effect:** Technical clarification that a sending has to meet only one, rather than all, of the four criteria to be considered a priority sending site.

7



11/13/2000

*Louise Miller  
Larry Phillips*

R-222

Sponsor: Louise Miller, Larry Phillips

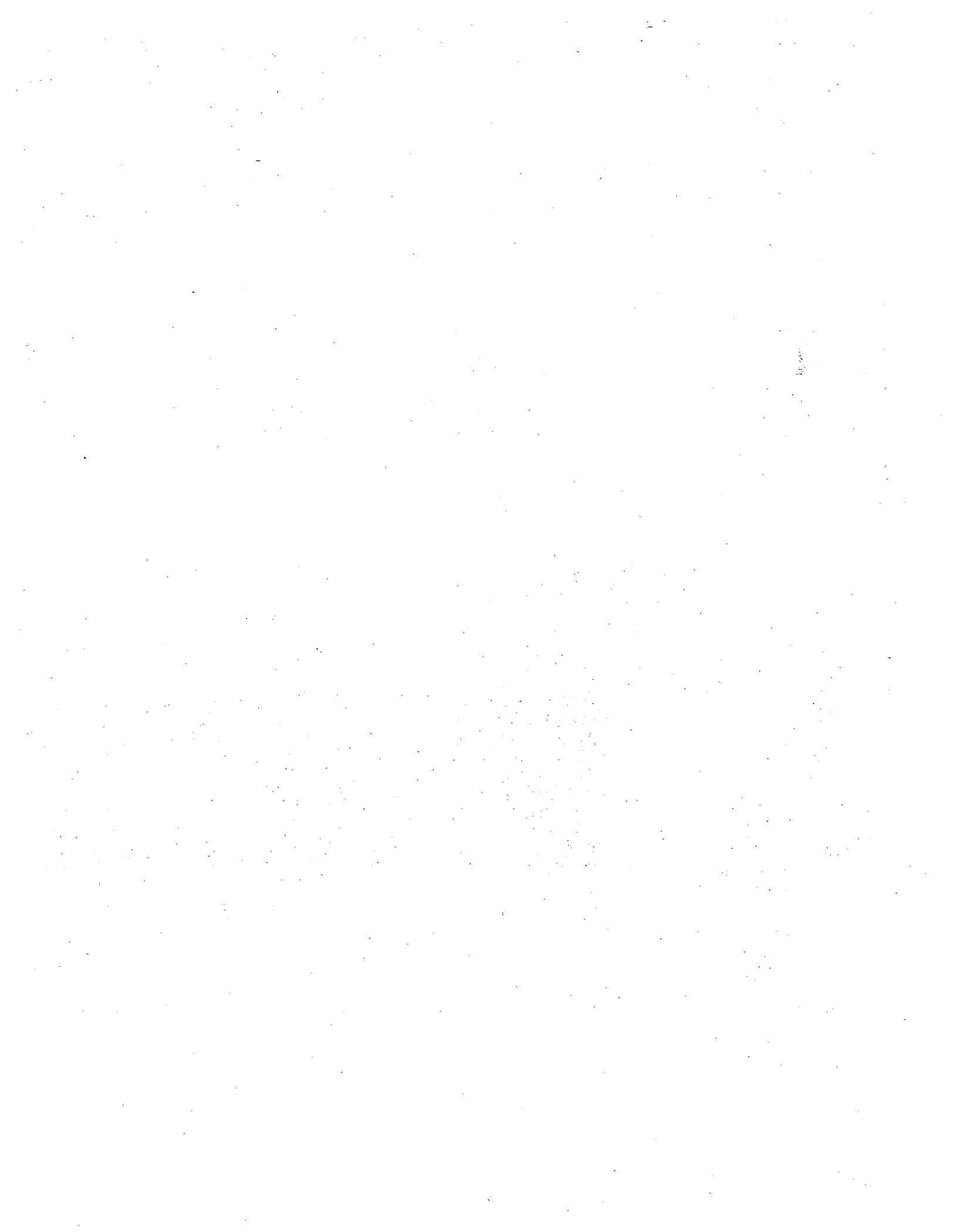
**AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186:**

In Chapter Three – Rural Legacy & Natural Resource Lands, Section II: Rural Densities and Development, Sub-section D, Non-Residential Uses, on page 3-18: amend Policy R-222 as follows:

**R-222((209 part)) — Golf facilities shall be permitted when located outside of Rural Forest Focus Areas, Regionally Significant Resource Areas and Locally Significant Resource Areas, as a conditional use, in the RA-2.5 and RA-5 zones.**

~~.. Golf facilities shall be permitted as a conditional use, in the RA-2.5, RA-5 and RA-10 zones when located outside of Rural Farm and Forest Districts, Regionally Significant Resource Areas and Locally Significant Resource Areas. In the RA-10 zone, golf facilities should be limited only to those uses needed for course maintenance and those that meet the specific convenience needs of course users. Furthermore, the residential density that is otherwise permitted by the RA-10 zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued. In the RA-10 zone, the county shall limit golf facilities to no more than six permit applications and prepare a report by December 31, 2002 which analyzes whether the facilities in the RA-10 zone planned and permitted in the preceding five years are consistent with policies of this chapter. The Council shall analyze the results of this study and, prior to March 30, 2003, either reenact zoning code provisions permitting this use in the RA-10 zone, or such provision shall expire.~~

**Effect:** Restores existing language from the 1994 KCCP that limits golf courses in the Rural Forest Districts (now called Rural Forest Focus Areas by policies R-108 and R-109).



01/03/2001

**R-223**

*Cynthia Sullivan*  
Sponsor: Cynthia Sullivan

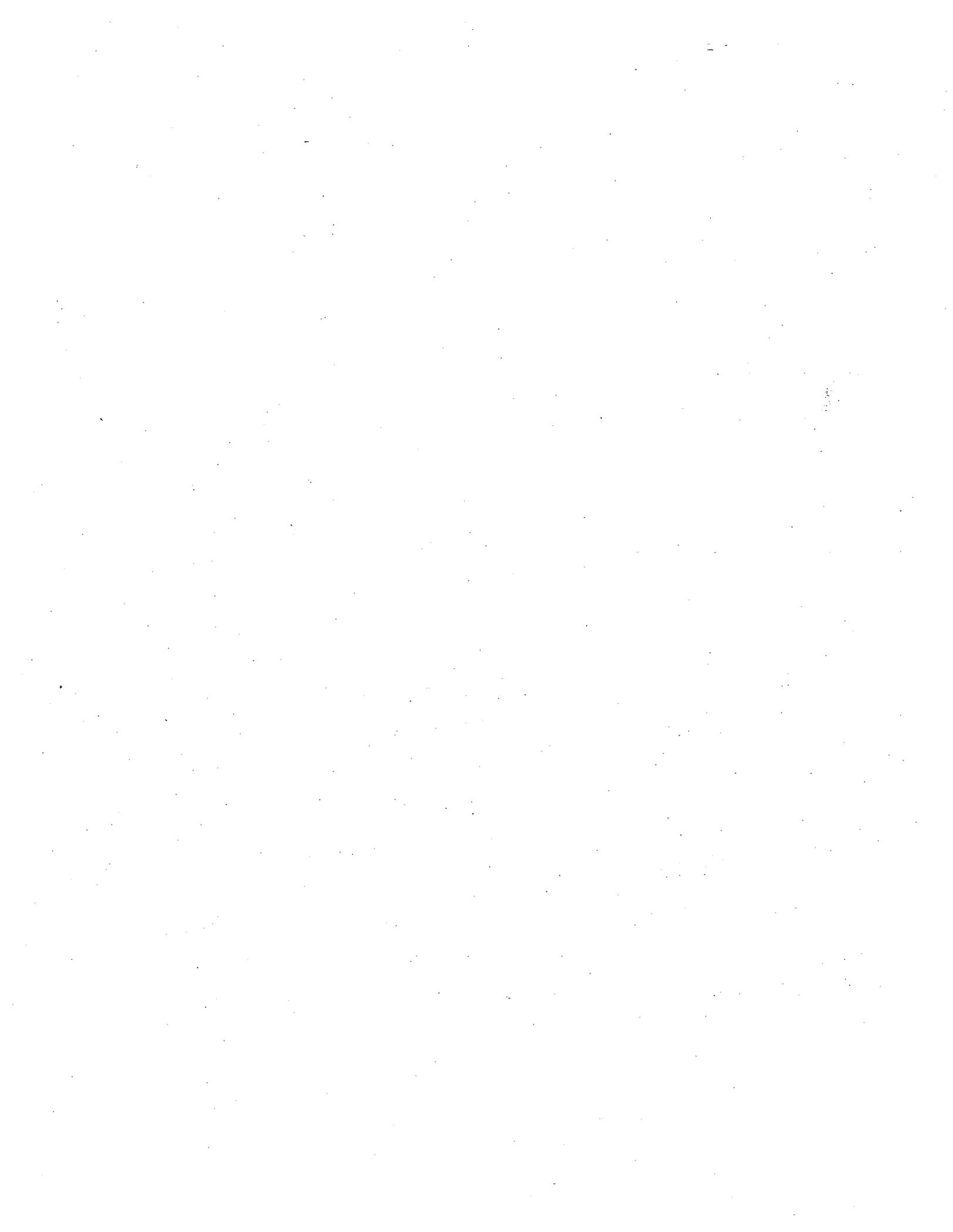
1 **AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,**  
2 **VERSION 2:**  
3

4 On page 3-19, amend proposed Policy R-223 as follows:

5  
6 R-223

In the Rural Area, elementary schools may locate where required to serve neighborhoods. New middle/junior high schools and high schools are encouraged to locate in rural cities or unincorporated Rural Towns. In reviewing proposals for middle/junior high and high schools outside rural cities or Rural Towns, King County should ensure that any approved project will not stimulate local demand for urban-level services. In order to support the availability of public facilities and services for educational purposes, public schools may exceed non-residential development standards and may be provided with public sewer services in accordance with Policy F-24((2))3.

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19 **Effect:** Technical correction to a policy reference.



1/19/2001

R-541

Sponsor:

*JRP*  
\_\_\_\_\_  
*J. Miller*  
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**AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186:**

In Chapter Three – Rural Legacy & Natural Resource Lands, Section V, Resource Lands, Sub-section B, Agriculture, on pages 3-39 and 3-40: amend Policy R-541 as follows:

**R-541**                    **Creation of wetland mitigation banks is ((net)) allowed on APD land ((, provided, however, that stream or wetland buffer areas in the APD may be used for wetland mitigation bank functions that are consistent with the purposes of the buffers ((when the purpose is)) in order to compensate for filling wetlands for development in the same sub-basin)) only when the purpose is to compensate for filling wetlands for development within that APD.**

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**Effect:** Consistent with the King County Agricultural Commission recommendation, the amendment prohibits wetland mitigation banking in the APD unless it is to compensate for filling wetlands inside that APD.

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11/09/2000

Rural  
Text 1

Sponsor: Cynthia Sullivan

Proposed No.: 2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-13, line 601, delete "T-204, 205 and 501" and insert "T-205, 206 and 220"

**Effect:** The amendment corrects reference to renumbered policies in Transportation Chapter.



David W. Irons  
Louise Miller

E-168

1/29/2001

Sponsor: David Irons, Louise Miller

rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 4-20, amend proposed Policy E-168 as follows:

- E-168 King County shall designate and protect, through measures such as regulations, incentives, capital projects or purchase, the following Fish and Wildlife Habitat Conservation Areas found in King County:
- a. Habitat for federal or state listed Endangered, Threatened or Sensitive species.
  - b. Habitat for Salmonids of Local Importance: kokanee/sockeye/red salmon, chum salmon, coho/silver salmon, pink salmon, coastal resident/searun cutthroat, rainbow trout/steelhead, ((~~Bull trout~~)) Dolly Varden, and pygmy whitefish, including juvenile feeding and migration corridors in marine waters;
  - c. Habitat for Raptors and Herons of Local Importance: red-tailed hawk, osprey, black-crowned night heron, and great blue heron;
  - d. Commercial and recreational shellfish areas;
  - e. Kelp and eelgrass beds;
  - f. Herring, sand lance and smelt spawning areas;
  - g. Wildlife habitat networks designated by the County, and
  - h. Riparian corridors.

King County shall also protect the habitat for candidate species, as listed by the Washington Department of Fish and Wildlife, found in King County outside of the Urban Growth Area.

**Effect:** Since Bull trout have recently been listed under the Endangered Species Act, they are covered under section "a" of the proposed policy and listing under section "b" is redundant.



11/13/2000

P-118

Sponsor:

David Irons

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 5-6, amend proposed Policy P-118 as follows:

P-118

Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

**Effect:** The proposed amendment would insert text that was added to policy U-115 (below) relating to the Urban Residential-Low land use designation, in order to provide incentives for preservation of open space through increased density when development rights are transferred. This policy amendment would allow consistent treatment (relative to TDRs) of all R-1 zoned property.

U-115

King County should apply the Urban Residential, Low land use designation to protect floodplains, critical aquifer recharge areas, Regionally or Locally Significant Resource Areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. *The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.*



02/01/01

Text  
1

Sponsor: Cynthia Sullivan

2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
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4 On page 6-1, amend the text at the beginning of the Transportation chapter as follows:  
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7 **Components of the Transportation Element**

8 The Transportation Element of this plan is comprised of five major components. The first is the  
9 Transportation chapter which includes the narrative and policy language. The second is Technical  
10 Appendix C of this Plan, which contains a 20-year financial forecast, the Land Use and Travel  
11 Forecast Technical Report, and a transportation inventory. The third is the Six-Year Roads  
12 Development Plan and Capital Program, which are adopted herein by reference. The  
13 Transportation Needs Report, which contains a 20-year list of transportation needs, is part of the  
14 Six-Year Roads Development Plan and both are updated concurrently. The fourth is the Long-  
15 Range Transit Development Plan and the Six-Year Transit Development Plan and Capital  
16 Improvement Program, which are also adopted herein by reference. The fifth and last component  
17 is the concurrency regulation, which implements the concurrency requirements and is codified at  
18 King County Code 14.65-70.  
19

20 **Effect:** Technical amendment recommended by the Prosecuting Attorney's Office.  
21



1/25/2001

T-103

Sponsor:

Cynthia Sullivan

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 6-22, amend proposed Policy T-103 as follows:

T-103 ((T-104)) King County should identify improvements and strategies needed to carry out the land use vision and meet the level-of-service requirements for transportation. Road improvements should be identified and prioritized in the **Transportation Needs Report and** Roads Six Year Development Plan and Capital Improvement Program. Public transportation projects should be identified in the improvement program of the Transit Capital Budget and the Six-Year Plan for Transit Service, and the Long Range Policy Framework For Public Transportation.

**Effect:** The proposed amendment retain the 1994 text reference to the TNR. The 2001 TNR was adopted in December 2000 and is the technical detail to the 2000 Comprehensive Plan. In 2001, the TNR will be merged into the Six-year Roads Development Plan and future amendment to the policy can delete the reference to the TNR.



David W. Irons  
Larry Phillips

T-215

1/2/2001

Sponsor: David Irons, Larry Phillips

rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 6-13, amend proposed Policy T-215 as follows:

**T-215 ((T-402))** Transportation improvements, strategies, and actions needed to serve new development shall be in place at the time new development impacts occur so that Transportation Adequacy Measure standards are maintained. If this is not feasible, then a financial commitment shall be made to complete the improvements, strategies and actions within six years. If the concurrency requirements cannot be met, certificates of transportation concurrency shall not be issued (~~development applications shall be denied~~) until level-of-service standards can be met.

**Effect:** The proposed amendment would return to the existing language of the 1994 Comprehensive Plan. The policy, as currently proposed, is inconsistent with proposed policy R-203, as well as, KCC 14.65.020A, 14.70.030, and 14.70.040A because it implies that a determination of concurrency would be made after a development application has been submitted to the Department of Development and Environmental services. The policy and code sections cited clearly state that concurrency shall be determined before a development application is submitted for review.

The proposed policy could be incorrectly interpreted in several ways. For instance, since the proposed amendment uses the term "development applications", it could be interpreted as cause deny an application in an area with concurrency inadequacies, even if the application (such as a grading permit) does not require a concurrency certificate. The proposed policy could also be interpreted to indirectly guarantee that a permit would be issued once concurrency standards are met, regardless of noncompliance with other code requirements.

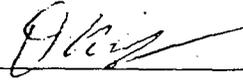
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1/2/2001

T-319

Sponsor:



rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 6-22, amend proposed Policy T-319 as follows:

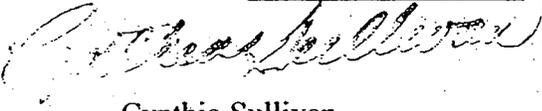
**T-319 ((T-537))**      **Unused rights-of-way should be ((inventoried and developed)) considered for development as pedestrian, bicycle, equestrian ((and Americans With Disabilities Act)) or accessible connectors.**

**Effect:** The proposed amendment would allow equestrian use of unused county road rights-of-way. The amendment was requested by equestrian supporters at the November 13, 2000 council meeting.



1/25/2001

Transportation  
Text

  
Sponsor: Cynthia Sullivan

Proposed No.: 2000-0186

1 **AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-**  
2 **0186, VERSION 2:**  
3

4 On pages 6-32 and 6-33, amend the following lines as follows:

- 5  
6 ▶ Line 1168: delete "III" and insert "II"  
7  
8 ▶ Line 1191: delete "this chapter" and insert "Section II"  
9  
10 ▶ Line 1200: delete "IV" and insert "II"  
11  
12 ▶ Lines 1203 and 1205: delete "State Owned Facilities Must Be Consistent the State-Wide  
13 Multimodal Transportation Plan" and insert "State and Local Transportation Needs to Meet  
14 Current and Future Demands"  
15  
16 ▶ Line 1205: delete "21" and insert "31"  
17  
18 ▶ Line 1206: insert "Transportation Needs Report" between "The" and "six-year"  
19  
20 ▶ Line 1212: delete "VI" and insert "IV"  
21  
22 ▶ Line 1216: delete "VII" and insert "V"  
23  
24 ▶ Line 1219: delete "IV" and insert "II"  
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29 **Effect:** The amendment are technical corrections that fixes incorrect references, amends a  
30 section heading to better reflect focus of the section text, adds necessary reference to  
31 "Transportation Needs Report".

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12/01/2000

F-102  
F-104

Sponsor: Chris Vance

Proposed No.: 2000-0186



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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 7-2, amend Policies F-102 and F-104 to read as follows:

F-102 King County shall work with cities, special purpose districts, other local service providers and citizens to identify and distinguish local and countywide services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery. The County will assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The County will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.

F-104 King County will in cooperation with special purpose districts and/or local service providers, continue to plan for and provide public services to the Rural Area, consistent with rural standards and needs.

**Effect:** The amendment clarifies that special purpose districts and local utility providers will be involved with the county in planning and providing necessary public services and facilities at the local and regional levels.



11/13/2000

F-233

Sponsor:

 Louise Miller

1 **AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186:**

2  
3 In Chapter Seven – Services, Facilities and Utilities, Section II, Facilities and Services, Sub-section  
4 H, Water Supply, on pages 7-11, amend Policy F-233 as follows:

5  
6 **F-233** King County's (~~reclaimed~~) water reuse program and projects, as well  
7 as water reuse and water supply/resources, should be coordinated  
8 with a regional water supply plan in accordance with state and federal  
9 standards(~~Reclaimed water~~) and (~~water supply/resources must be~~  
10 developed in coordination) coordinated with comprehensive land use  
11 plans.

12 **Effect:** The amendment to F-233 clarifies the policy to be consistent with language  
13 found in the Regional Water System Plan. Deleting "reclaimed" and leaving it as  
14 "water reuse" is more consistent with how those terms are used in the RWSP. "Reclaimed"  
15 water is the product, "reuse" is the use of reclaimed water. The glossary defines Water  
16 Reuse as follows: "Water reuse or wastewater reclamation involves using treated  
17 wastewater in place of drinking water for commercial irrigation and industrial processes.  
18 Also referred to as wastewater reuse."

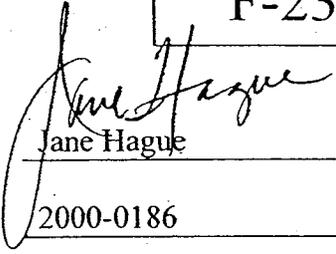
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1/12/2001 -

F-234

Sponsor:

  
Jane Hague

Proposed No.:

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 7-12, amend proposed Policy F-234 to read as follows:

F-234

King County shall partner with utilities to publicize water conservation and encourage best management practices that conserve potable water supply. In exercising its role in reviewing utility water system plans, King County Utilities Technical Review Committee shall encourage water purveyors to include aggressive conservation and reuse measures where applicable, as well as development of new sources to support planned land uses with reliable service at minimum cost. In addition, King County shall evaluate other mechanisms, such as individual metering in a structure containing multiple water users, for their effectiveness in promoting more efficient water use.

**Effect:** The amendment would call upon King County to continue the evaluation of ways in which to encourage more efficient use of potable water.

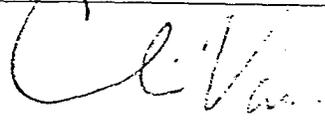


12/01/2000

F-235

Sponsor: Chris Vance

Proposed No.: 2000-0186



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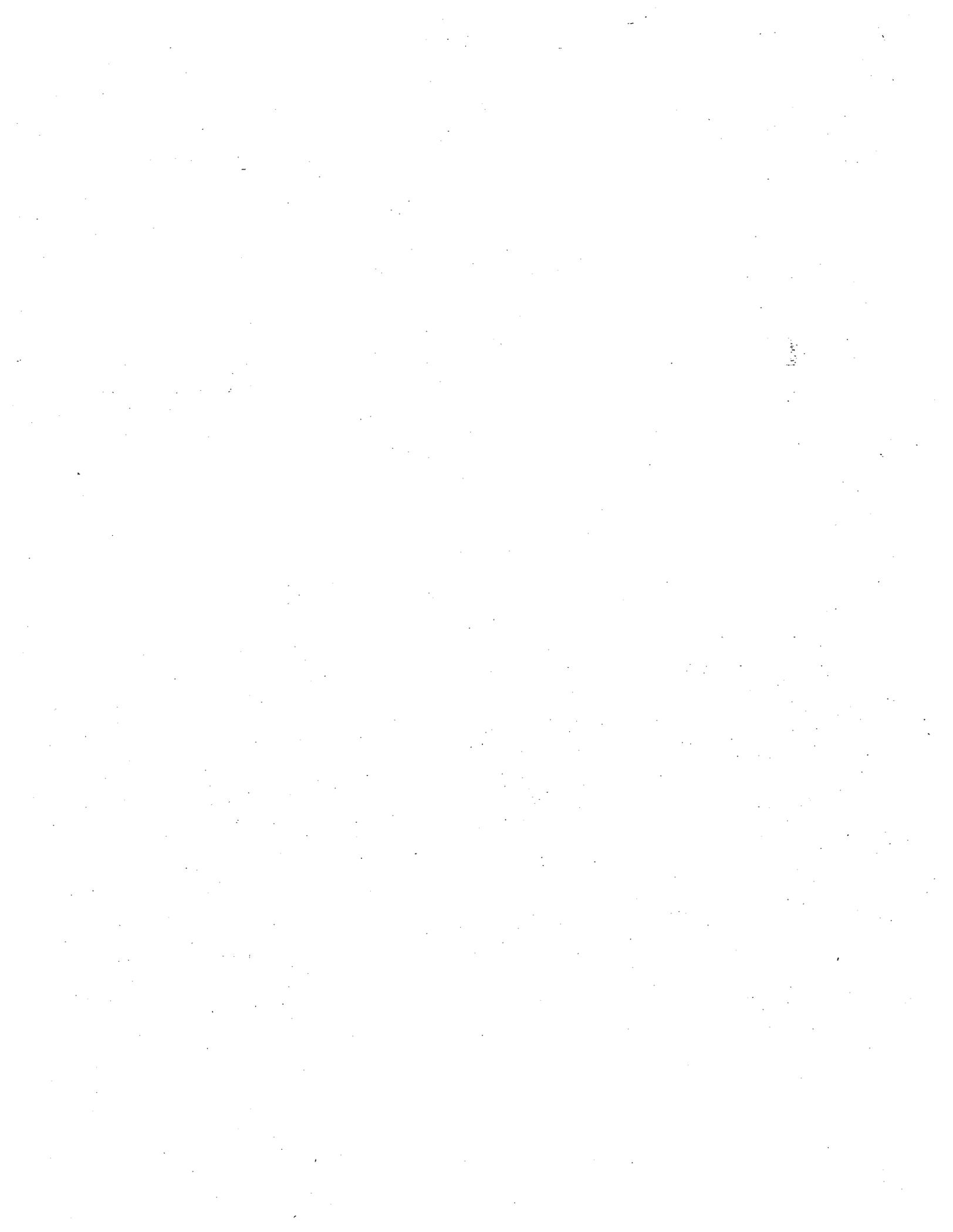
**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 7-12, amend Policy F-235 to read as follows:

- F-235 In its review of water comprehensive plans, the King County Utilities Technical Review Committee shall consider the following:
- a. Consistency with land use plans and development regulations adopted under the Growth Management Act;
  - b. Approved ~~((R))~~ regional water resource plans, including basin plans, watershed-based conservation and recovery plans developed under ESA, and a regional water supply plan; and
  - c. The County's Regional Wastewater Services Plan.

**Effect:** The amendment clarifies that the UTRC, when reviewing utility district water comprehensive plans, would consider regional water resource plans that have been approved.

22



1/13/2001

F-239  
F-240

Sponsor:

  
David Irons

2000-0186

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**AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186,  
VERSION 2:**

On pages 7-12 and 7-13: amend Policy F-239 as follows, and move and renumber F-240 as CP-925, an renumber all remaining policies accordingly:

F-239 In the Urban Growth Area, all new development shall be served by public sewers unless application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property, or as permitted by CP-925.

~~((F-240))~~ CP-925 Commercial and industrial zoned land (including potential-commercial or potential-industrial-zoned land) within the City of North Bend's Urban Growth Area are planned for non-retail, resource-based and highway-oriented uses that do not require sewer service. These uses may be permitted without public sewer as long as there are no impacts to ground water.

**Effect:** The amendment to Policy F-239 clarifies that policy F-240 provides an exception to the general policy. Renumbering F-240 to CP-925 provides consistency with the current organization of the plan by placing all community-specific policies into the "Community Planning Areas" chapter.

23



**F-242**

*Cynthia Sullivan*  
Sponsor: Cynthia Sullivan

1 **AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,**  
2 **VERSION 2:**  
3

4 On page 7-13, amend proposed Policy F-242 as follows:

5  
6 F-242                   The existing public sewer system in the Town of Vashon cannot be expanded  
7                           to serve land beyond the boundaries of the town, except as provided in policy  
8                           F-24~~((2))~~3 and as consistent with RCW Title 57. On-site systems, community  
9                           on-site systems or decentralized treatment systems may be used as  
10                           appropriate for planned growth in other Rural Towns.  
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15 **Effect:** Technical correction to a policy reference.

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1/04/2001

*Louise Miller* E 1

Sponsor: Louise Miller

Proposed No.: 2000-0186

1 **AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-**  
2 **0186, VERSION 2:**  
3

4 On page 7-23, renumber Policy F-321 to read as Policy F-329 and renumber remaining policies in  
5 the chapter accordingly.  
6

7  
8 **Effect:** The amendment corrects a policy numbering error.

25



1/2/2001

Implementation  
Text 1

Sponsor:

David Irons

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 9-2, correct the table between lines 61 and 62 as follows:

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Comprehensive Plan Land Uses	Zoning *
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O, <del>R-12, R-18, R-24, R-48</del>
Neighborhood Business Center	NB, O, <del>R-12, R-18, R-24, R-48</del>
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR, I, RB - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood	NB
Rural Residential	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	UR, R-1
King County Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones

**Effect:** Implements amendments to Policy U-116, which retained the ability to develop stand-alone multifamily housing in Community or Neighborhood Business Centers.

26



2000-0186  
Attachment A

Non-Consent  
Amendments



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT  
New Urban Policy Re Multifamily Housing

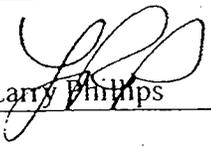
11/12/00

Mr. Phillips moved Non Consent Amendment  
New Urban Policy Re Multifamily Housing.  
The motion PASSED unanimously.

New Urban Policy  
Re Multifamily  
Housing

MMc

Sponsor:

  
Larry Phillips

2000-0186

**AMENDMENT TO ATTACHMENT A TO PROPOSED SUBSTITUTE ORDINANCE 2000-0186, DATED October 13, 2000:**

Page 2-6, line 256, insert the following new policy:

**U-xxx Land zoned for multifamily uses shall be converted to non-residential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.**

**EFFECT:** Calls for replacement of multifamily housing capacity when sites are converted from multifamily to non-residential zones.



NON CONSENT AMENDMENT R-101

Mr. Phillips and Ms. Miller withdrew Non  
Consent Amendment R-101 in favor of Non  
Consent Amendment R-101.1.

11/13/2000

R-101

Sponsor: Larry Phillips

Ms. Miller

**AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186:**

In Chapter Three – Rural Legacy & Natural Resource Lands, Section I. Rural Legacy, Sub-section  
A, Maintaining Rural Lifestyle, on page 3-3: amend Policy R-101 as follows:

R-101

It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. Therefore, King County's land use regulations and development standards shall ~~((should))~~ protect and enhance the following components of the Rural Area:

- a. The natural ((E))environment((al quality)), particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and non-commercial farming, forestry, fisheries, mining and cottage industries;
- c. Historic resources, historical character and continuity including archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally-owned small businesses;
- e. Economically and fiscally healthy rural cities and unincorporated towns and neighborhoods with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space; and
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services.
- h. Traditional rural land uses of a size and scale that blend with historic rural development.

**Effect:** Restores Executive proposed language to reflect GMUAC recommended definition of "traditional rural development," which reads:

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**Traditional Rural Development**

In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

10

30

2000-0186 Attachment A Orange (white)  
NON CONSENT AMENDMENT R-101.1

1/29/2001 Mr. Irons moved Non Consent Amendment R-101.1. The motion PASSED 8 to 5, Mr. von Reichbauer, Ms. Hague, Mr. Pullen, Mr. Vance and Mr. McKenna voting "no".

R-101.1

*David W. Irons*

Sponsor: \_\_\_\_\_

AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186, VERSION 2:

In Chapter Three-Rural Legacy & Natural Resource Lands, Section 1. Rural Legacy, Sub-section A, Maintaining Rural Lifestyle, on page 3-3: amend Policy R-101 as follows:

- R-101      It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The GMA specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070(5)). The GMA defines rural character (RCW 36.70A.030(14)). Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas (RCW 36.70A.030(15)). In order to implement GMA, it is necessary to define the development patterns that are considered rural, historical or traditional, and do not encourage urban growth or create pressure for urban facilities and service. Therefore, King County's land use regulations and development standards shall protect and enhance the following components of the Rural Area:
- a.      The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
  - b.      Commercial and non-commercial farming, forestry, fisheries, mining and cottage industries;
  - c.      Historic resources, historic character and continuity including archaeological and cultural sites important to tribes;
  - d.      Community small-town atmosphere, safety, and locally-owned small businesses;
  - e.      Economically and fiscally healthy level cities and unincorporated towns and neighborhoods with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
  - f.      Regionally significant parks, trails and open space;

- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining not needing urban facilities and services; and
- h. Traditional rural land uses of a size and scale that blend with historic rural development.

**Effect:** Restores proposed language and is drawn from CPP FW-9 to reflect the recommended definition of "traditional rural development" consistent with RCW 36.70A.030(14), RCW 36.70A.030(15), RCW 36.70A.030.070(5). The Plan Glossary, page G-11, defines Traditional Rural Development as follows:

**Traditional Rural Development**

In King County, traditional rural land uses include: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-112

Mr. Phillips moved Non Consent Amendment  
R-112. The motion PASSED 10 to 3, Mr.  
11/12/00 - Vance, Mr. McKenna and Mr. Irons voting  
"no".

R-112

MMc

Sponsor:

Larry Phillips

2000-0186

**AMENDMENT TO ATTACHMENT A TO PROPOSED SUBSTITUTE ORDINANCE 2000-0186, DATED October 13, 2000:**

Page 3-9, line 444, after "revised" and before "to", insert ", with input from representatives of the equestrian community,"

The resulting policy would then read:

**R-112 (deleted old plan language not shown)**

**Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design Standards shall be revised, with input from representatives of the equestrian community, to accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use non-motorized trails to be established in road rights-of-way within identified Equestrian Communities should assure a minimum eight-foot-wide gravel shoulder, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use non-motorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.**

**EFFECT:** Clarifies that the equestrian community will participate in the consideration of Road Design Standards revisions.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-221

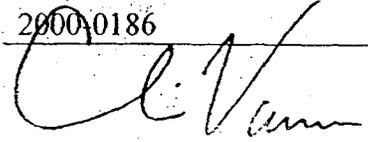
Mr. Vance withdrew Non Consent Amendment R-221.

11/09/2000

R-221

Sponsor: Chris Vance

Proposed No.: 2000-0186



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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-18, amend proposed Policy R-221 to read as follows:

**R-221((R-208))**

**Non-residential uses in the Rural area shall be limited to those that:**

- a. Provide convenient local services for nearby residents; or
- b. Require location in a Rural area; or
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or
- e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

**These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101((,)). Larger rural parcels may support larger buildings, particularly when rural values are permanently preserved such as through dedicated open spaces or forest uses or through participation in the transfer of development credit program. Non-residential rural uses shall prevent impacts to the environment and function with rural services including on-site wastewater disposal.**

**Effect:** The amendment would allow larger buildings to be constructed on larger lots. This would be especially true for buildings whose impacts to surrounding rural lands could be mitigated by tracts created through clustering and devoted to open space or forest uses, or by lands that will remain undeveloped by virtue of having sold development rights through a transfer of density program. (NOTE: Approval of this amendment will require a revision to Section 25G of Proposed Ordinance 2000-0187)



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-223.1

Mr. Irons moved Non Consent Amendment R-  
~~2000/13/2000~~ motion PASSED 10 to 2, Mr.  
Phillips and Ms. Fimia voting "no", Ms. Hague  
excused.

R-223.1

Sponsor: *David Irons*, Greg Nickels, Jane Hague

*Jane Hague*

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
2 VERSION 2:  
3

4 On Page 3-19, amend proposed Policy R-223 as follows:  
5

6 R-223

7 In the Rural Area, elementary schools may locate where required to serve  
8 neighborhoods. New middle/junior high schools and high schools and  
9 school facilities are encouraged to locate in rural cities or unincorporated  
10 Rural Towns. In reviewing proposals for middle/junior high and high schools  
11 and school facilities outside rural cities or Rural Towns, King County  
12 should ensure that any approved project will not stimulate local demand for  
13 urban-level services. In order to support the availability of public facilities  
14 and services for educational purposes, public schools and public school  
15 facilities may exceed non-residential development standards and may be  
16 provided with public sewer services in accordance with Policy F-242.  
17

18  
19  
20 **Effect:** The current King County Comprehensive Plan and development regulations  
21 authorize the siting of school facilities in the rural area. While "school facilities" is not  
22 defined in the Code, it should be interpreted to include uses such as a school district support  
23 facility or a school transportation facility, which are authorized uses in the rural area. This  
24 amendment clarifies the policy in the 2000 Comprehensive Plan.



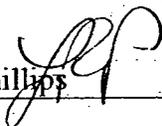
2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-223.2  
Revised Technical correction

01/31/2001 Mr. Phillips moved Non Consent Amendment  
R-223.2. The motion PASSED unanimously.

R-223.2  
Revised  
Technical  
correction

MMc

Sponsor:

Larry Phillips 

2000-0186

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**AMENDMENT TO ATTACHMENT A TO PROPOSED SUBSTITUTE ORDINANCE 2000-0186, DATED October 13, 2000:**

Amend Policy R-223, page 3-19, line 911, after "standards" insert ", other than the minimum requirements of the King County Surface Water Design Manual,"

The resulting policy would read as follows, with new language double-underlined.

**R-223 ((R-214))** **((Churches and high schools-i)) In the Rural Area, elementary schools may locate where required to serve neighborhoods. New middle/junior high schools and high schools are encouraged to locate in rural cities or unincorporated Rural Towns. In reviewing proposals for ((siting churches and)) middle/junior high and high schools outside rural cities or Rural Towns, King County should ((assure)) ensure that any approved project will not stimulate local demand for urban-level services. ((and that any sewer service permitted is designed only to serve the approved project. To ensure safe walking conditions for students, King County should continue the School Walkway Program.)) In order to support the availability of public facilities and services for educational purposes, public schools may exceed non-residential development standards as provided for by county code, shall comply at a minimum with applicable surface water design manual standards and may be provided with public sewer services in accordance with Policy F-242.**

**EFFECT:** This amendment reconciles this policy with policy R-232, which assures that schools will meet the standards of the Surface Water Design Manual.

**Correction changes "storm water design manual" to "surface water design manual" on line 26.**



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-224.01

Mr. Irons moved Non Consent Amendment R-  
1/30/2000 R-224.01. The motion PASSED 10 to 3 Ms.  
Fimia, Mr. Gossett and Ms. Miller voting "no".

R-224.01

  
Sponsor: David Irons

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
2 VERSION 2:  
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5 On page 3-19, lines 914 through 917: delete Policy R-224 and renumber remaining policies.  
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12 Effect: The encouragement of revisions to Washington State school construction formula and  
13 increase state funding should be included as part of the County's approved legislative agenda, rather  
14 than as a policy of the comprehensive plan.  
15



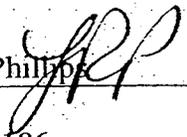
2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-224.1  
Revised

Mr. Phillips withdrew Non Consent  
01/29/01 Amendment R-224.1 Revised.

R-224.1  
Revised

MMc

Sponsor:

Larry Phillips 

2000-0186

**AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,**  
**VERSION 2:**

Amend Policy R-224, on page 3-19, line 915 by inserting "to encourage smaller school sites" after "formula" and before "and"

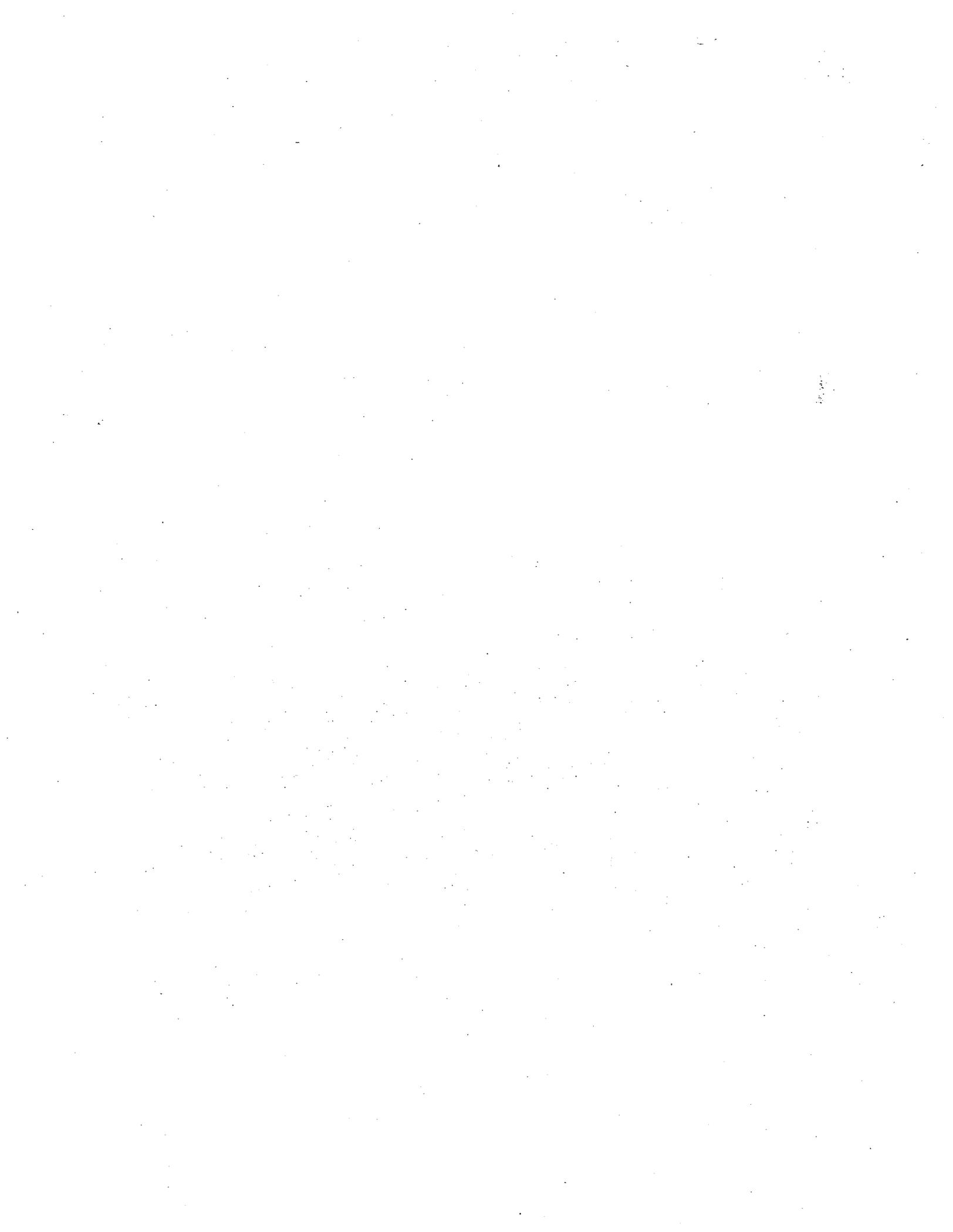
Policy as amended would read as follows (amendment language double underlined):

R-224. King County should encourage the Washington State legislature to change the school construction funding formula to encourage smaller school sites and to increase state funding in order to assist the County in achieving GMA objectives of reducing rural sprawl.

**EFFECT:**

Emphasizes the need to look at site requirement elements of the school construction funding formula. This policy is relevant to the county's comprehensive plan, because it is the funding formula that requires the use of large sites for schools and those schools impact local land use decisions. School sites under the formula are very land-consumptive and encourage inefficiency. The policy had originally been recommended by NRPOS as follows:

King County shall encourage Washington state to reduce it's site size requirements for schools in rural areas in order to assist the County in achieving GMA objectives of reducing sprawl and excessive land consumption by development.

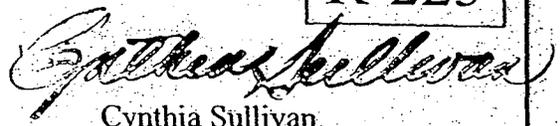


2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-225

Ms. Sullivan moved Non Consent Amendment R-225.

Ms. Sullivan withdrew Non Consent Amendment R-225.  
10/09/2000

R-225



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-225

Sponsor: Cynthia Sullivan

Mr. Vance moved Non Consent Amendment R-225. The motion PASSED 7 to 6, Mr. Pelz, Mr. Gossett, Ms. Fimia, Mr. Phillips, Mr. Nickels and Ms. Miller voting "no".

Proposed No.: 2000-0186

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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:

On page 3-19, amend proposed Policy R-225 as follows:

R-225                      Small airfields beyond those already established in the Rural Area ~~((shall))~~ **should** not be permitted, due to their cumulative impacts on air traffic and nearby uses.

**Effect:** Rather than providing the basis for an absolute prohibition on new small airfields, the use of the term "should" provides King County the ability to regulate the placement of airfields in the Rural Area in the same manner currently allowed by the 1994 Comprehensive Plan.

In accordance with the current Comprehensive Plan policy, the Zoning Code (Title 21A) allows the establishment of a new airfield only through the approval of legislatively-enacted "Special Use Permit". This type of permit is discretionary and allows the council to weigh all impacts to nearby rural development, as well as, air traffic.

The need for the change to the prohibitive "shall" has not been established. In part due to the discretionary nature of the special use permit, no application for an airfield in the Rural Area has been submitted to King County since the adoption of the current policy in 1994. Also, the need for large areas of level, unconstrained land and the upcoming challenges posed by the endangered species act, greatly reduces the risk and likelihood of proliferation of airfields in the future.



02/02/01

**2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT  
NEW R-225 REVISED dated 02/2/01**

NEW  
R-225  
REVISED

Ms. Miller moved Non Consent Amendment  
NEW R-225 REVISED.

Ms. Miller withdrew Non Consent Amendment  
NEW R-225 REVISED.

Sponsor:



2000-0186.2

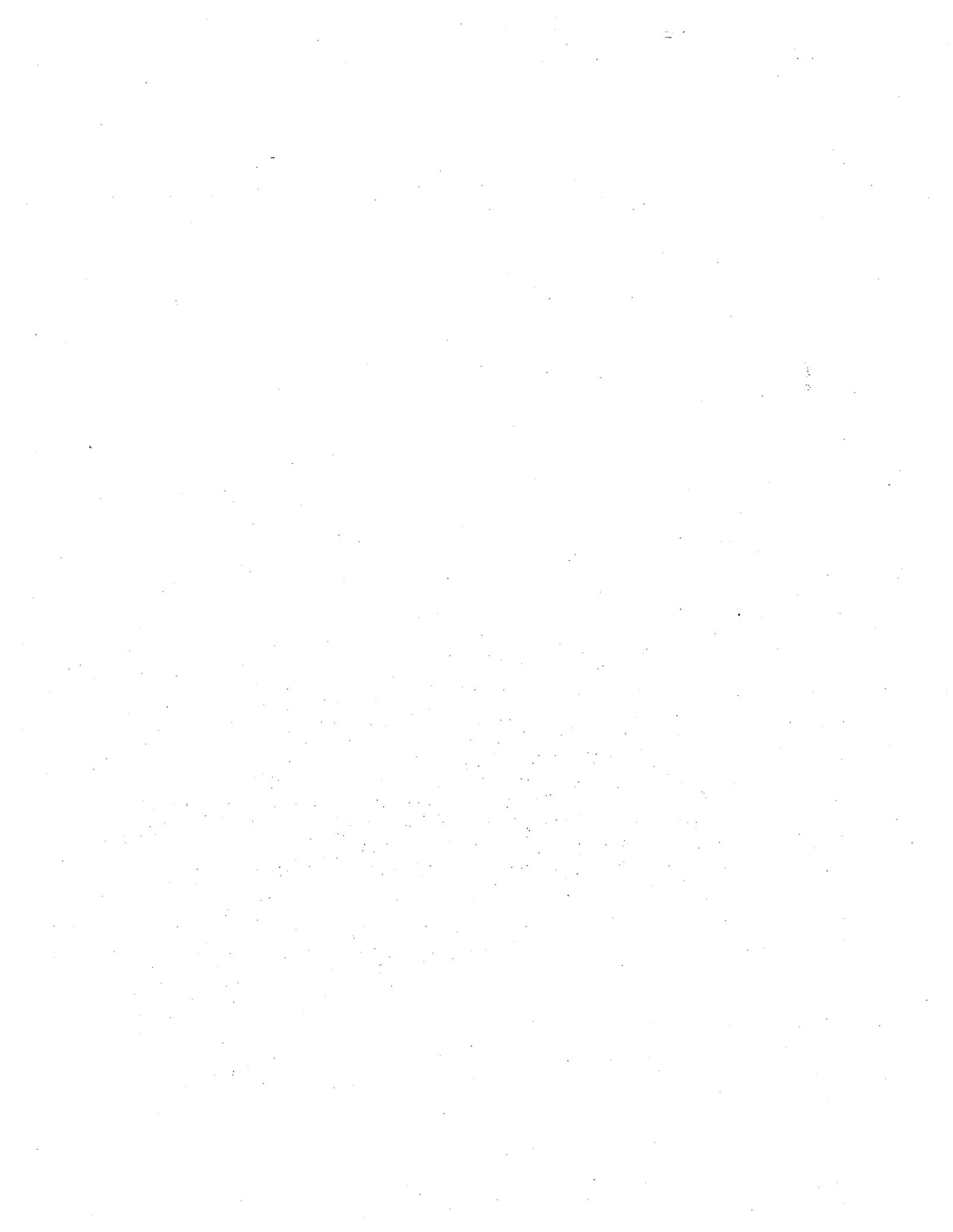
**AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
VERSION 2:**

On page 3-19, line 919, insert the following text and new policy R-225 and renumber the remaining policies accordingly:

"Schools generate a significant volume of vehicle trips. Public school transportation programs are already governed by RCW chapter 28A.160 regarding the provision of bus service. Private schools especially tend to draw students from a wider geographic area, including the Urban Area. The Rural Area is generally served by roadway systems that are not intended or designed to efficiently accommodate such traffic volumes. Moreover, rural road design standards do not include features such as roadway lighting, marked or signalized crosswalks and grade separated sidewalks or walkways. The combined high traffic volumes and lack of lighting, crosswalks and sidewalks in the vicinity of the schools in rural areas are legitimate concerns, especially in regards to children pedestrian safety. Therefore, measures to reduce trip volumes are an appropriate means to alleviate traffic volume and safety impacts to roadways serving schools in the rural area."

R-225 All schools locating in the Rural Area, with the exception of schools providing student transportation systems addressed by RCW chapter 28A.160, shall make bus service available for their students in order to reduce traffic volumes and to improve pedestrian safety on the rural roadways serving the schools.

**Effect:** This amendment would ensure that the safety and efficiency impacts on rural roadways in the vicinity of the schools are at least partially mitigated by requiring bus service so that the volume of traffic generated by schools can be reduced.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT New R-225

Non Consent Amendment New R-225 was not  
offered.

10/09/2000

New  
R-225

*Louise Miller*

Sponsor: Louise Miller

Proposed No.: 2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
3

4 On page 3-19, line 919, insert the following text and new policy R-225 and renumber the  
5 remaining policies accordingly:  
6

7 "Schools generate a significant volume of vehicle trips. The Rural Area is generally served  
8 by roadway systems that are not intended or designed to efficiently accommodate such  
9 traffic volumes. Moreover, rural road design standards do not include features such as  
10 roadway lighting, marked or signalized crosswalks and grade separated sidewalks or  
11 walkways. The combined high traffic volumes and lack of lighting, crosswalks and sidewalks  
12 in the vicinity of the schools in rural areas are legitimate concerns, especially in regards to  
13 children pedestrian safety. Therefore, measures to reduce trip volumes are an appropriate  
14 means to alleviate traffic volume and safety impacts to roadways serving schools in the rural  
15 area.  
16

17 R-225 All schools located in the Rural Area shall provide bus service for  
18 their students in order to reduce traffic volumes and to improve  
19 pedestrian safety on the rural roadways serving the schools.  
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21  
22 **Effect:** The amendment would ensure that the safety and efficiency impacts on rural  
23 roadways in the vicinity of the schools are at least partially mitigated by requiring bus  
24 service so that the volume of traffic generated by schools can be reduced.

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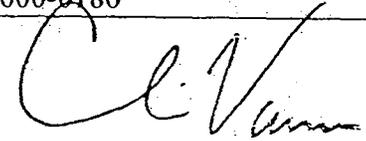


Mr. Vance moved Non Consent Amendment R-231. The motion FAILED 5 to 8, Mr. Vance, Mr. von Reichbauer, Ms. Hague, Mr. McKenna and Mr. Irons voting "yes".  
10/09/2000

R-231

Sponsor: Chris Vance

Proposed No.: 2000-0186



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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO: 2000-0186, VERSION 2:

On page 3-20, lines 974 through 978, amend subsection "c" of Policy R-231 to read as follows:

- R-231
- To maintain traditional rural development patterns and assure continued opportunities for resource activities in the rural area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:
- a. The development provides equal or greater protection of the natural environment, Natural Resource Lands, historic resources or archaeological sites;
  - b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;
  - c. The clustered development is offset with a **((permanent))** resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a **((permanent))** open space tract. **The resource or open space uses on these tracts shall be considered permanent until such time as the land is redesignated Urban and ((U))** under no circumstances shall the tracts be reserved for future development **when the tracts are created while designated Rural**; and
  - d. The development can be served by rural facility and service levels (such as on-site sewage disposal and rural fire protection).

**Effect:** The amendment reinforces the concept that tracts created through clustering in rural subdivisions and short subdivision should be allowed to be used for resource and/or open space purposes. However, the amendment recognizes that if the Urban Growth Line were to shift and include such tracts within the Urban area, then a requirement that makes such uses "permanent" would tend to negate the purposes and benefits of re-designating such lands in the first place. In addition, making resource uses a permanent requirement would preserve resource-related activities that conflict with the overall purpose of the Urban designation. Furthermore, the amendment clarifies that reserving such tracts for future development while still designated Rural inappropriately pre-supposes that such lands will be designated Urban in the future.

39



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232

Ms. Hague requested to hold Non Consent  
Amendment R-232. Seeing no objection, the  
12/01/2000 deferred Non Consent Amendment R-  
232.

R-232

Sponsor: Jane Hague

Proposed No.: 2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-20, amend proposed Policy R-232 to read as follows:

R-232 Rural development standards shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, ground water protection, and resource based practices. These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public and private schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual.

**Effect:** The amendment removes the distinction between public and private schools.

40



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232.1

The Chair deferred Non Consent Amendment  
R-232.1.  
1/22/2000

R-232.1

Sponsor: Maggi Fimia  
Proposed No.: 2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-20, amend proposed Policy R-232 to read as follows:

R-232 Rural development standards shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, ground water protection, and resource based practices. ~~((These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual.))~~

**Effect:** The amendment removes special exception allowing public schools to exceed requirements that would not apply to other non-residential uses in the Rural Area.

41



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-304

The Chair deferred Non Consent Amendment  
R-304.

01/03/2001

Mr. Irons moved Non Consent Amendment R-  
304. The motion PASSED 10 to 2, Mr. Phillips  
and Ms. Sullivan voting "no", Ms. Hague  
excused.

**R-304**

Sponsor: David Irons, Greg Nickels, Jane Hague

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**AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
DATED September 19, 2000:**

On Page 3-22, amend proposed Policy R-304 as follows:

R-304. In the Rural Area, standards and plans for utility service should be consistent with long-term, low density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area (for example, a pipeline from a municipal watershed) should be designed and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands," rural cities or Rural Towns or new or existing public schools or public school facilities, shall be tightlined and have access restrictions precluding service to the Rural Area.

**Effect:** The proposed amendment would maintain current authorization for utility services in the Rural Area.

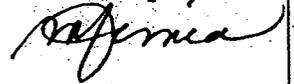


2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-304.1

01/03/2001 The Chair deferred Non Consent Amendment  
R-304.1.

**R-304.1**

Sponsor: Maggi Fimia



1 **AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,**  
2 **DATED September 19, 2000:**  
3

4 On Page 3-22, amend proposed Policy R-304 as follows:

5  
6 R-304 In the Rural Area, standards and plans for utility service should be consistent with  
7 long-term, low density development and resource industries. Utility facilities that  
8 serve the Urban Growth Area but must be located in the Rural Area (for example, a  
9 pipeline from a municipal watershed) should be designed and scaled to serve  
10 primarily the Urban Growth Area. Sewers needed to serve previously established  
11 urban "islands," rural cities or Rural Towns or ~~((new or))~~ existing public schools,  
12 shall be tightlined and have access restrictions precluding service to the Rural Area.  
13

14 **Effect:** The proposed amendment would not allow sewers to new schools proposed in the  
15 Rural Area.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-409

Mr. Irons moved Non Consent Amendment R-409. The motion PASSED 11 to 0, Ms. Sullivan and Mr. Pelz excused.  
1/17/2001

R-409

rb Sponsor: David Irons  
2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
3

4 On page 3-25, amend proposed Policy R-409 as follows:  
5

6 R-409 ((R-307)) The Rural Neighborhoods designated on the Comprehensive Plan Land Use  
7 Map are small-scale business areas that should provide convenience  
8 shopping and services for the surrounding community. No new Rural  
9 Neighborhoods are needed to serve the Rural Area. ~~((and e))~~ Expansion of  
10 the boundaries of the existing Rural Neighborhoods shall not be permitted  
11 except through the subarea plan process.  
12  
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14 **Effect:** Allows for the expansion of an existing rural neighborhood through the adoption of a  
15 subarea plan.

44



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-508

Mr. Irons withdrew Non Consent Amendment  
R-508.

01/24/2001

R-508

rb

Sponsor:

David Irons 

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE 2000-0186,**  
**VERSION 2:**

Page 3-31: amend proposed Policy R-508 as follows:

R-508

King County should encourage Washington State to amend its Real Estate Disclosure Forms to require disclosure that a property is in or within 500 feet of the designated Forest Production District or an Agricultural Production District where resource-based industries that are in compliance with the Growth Management Act and other federal, state and local laws are encouraged.

**Effect:** Corrects a typo in which amendments to the policy passed by the committee were not included in the attachment to the proposed substitute ordinance.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-508.1

Mr. Irons moved Non Consent Amendment R-  
508.1. The motion PASSED 12 to 1, Ms.  
01/24/2001 Hague voting "no".

R-  
508.1



Sponsor:

David Irons

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE 2000-0186,**  
**VERSION 2:**

Page 3-31, lines 1487 through 1491: delete proposed Policy R-508 and renumber remaining policies:

**Effect:** The encouragement of revisions to Washington State Real Estate Disclosure Forms should be included as part of the County's approved legislative agenda, rather than as a policy of the comprehensive plan.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-521

11/09/2000 Mr. Vance moved Non Consent Amendment R-521. The motion FAILED 5 to 6, Mr. Vance, Mr. von Reichbauer, Ms. Hague, Mr. Pullen and Mr. McKenna voting "yes", Mr. Pelz and Mr. Irons excused.

R-521

Sponsor: Chris Vance

Proposed No.: 2000-0186



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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:

On page 3-34, amend proposed Policy R-521 to read as follows:

**R-521 ((RL-202))**     The Forest Production District is a long-term designation to recognize areas of large parcels and ownership patterns conducive to forestry. Lands may be removed from the Forest Production District ((only through a subarea planning process, and only to recognize areas with historical retail commercial uses)) when adjacent to urban areas or when parcels sizes and ownership patterns no longer reflect the intent of the Forest Production District.

**Effect:** The current proposed policy amounts to a permanent FPD boundary. Only allow several small parcels, with old commercial uses, located on SR 410 at Greenwater would be considered for removal from the FPD.

This amendment would address a several other situations that justify a revision to the FPD. For instance, there are instances where FPD lands abut urban areas without the benefit of a buffer of Rural lands. Such rural buffers are mandated in the GMA. As another example, the FPD has several areas where there are significant groupings of small lots, some on the western edges of the FPD that actually abut rural or urban lands, that have never been and will never be subject to commercial forestry uses.

47



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-522

1/18/2001 Mr. Pullen moved Non Consent Amendment R-522. The motion FAILED 5 to 7, Mr. Vance, Mr. von Reichbauer, Mr. Pullen, Mr. McKenna and Mr. Irons voting "yes", Ms. Hague excused.

R-522

*Kent Pullen*

Sponsor:

Kent Pullen

Proposed No.:

2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
3

4 On page 3-34, amend proposed Policy R-522 to read as follows:

5  
6 R-522

To reduce conflicts with resource uses, new residential uses (except for accessory dwelling units) in the FPD shall only be permitted on lots that were legally created on or before January 1, 2000. Accessory dwelling units shall not be allowed in the FPD on lots created after January 1, 2001. A forest management plan shall be required as a condition of development for any residential uses.

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16 **Effect:** The amendment would allow the construction of accessory dwelling units on lots  
17 in the FPD that are created before January 1, 2001.

4/5



NON CONSENT AMENDMENT R-522.1

Mr. Phillips moved Non Consent Amendment R-522.1.

Mr. Pullen moved to amend line 22, after 'FPD' and before the '.' to insert "on lots created after January 1, 2001". The motion to amend FAILED 5 to 8, Mr.

1/25/2001

Vance, Mr. von Reichbauer, Mr. Pullen, Mr.

McKenna and Mr. Irons voting "yes". Voting on Mr.

Phillips' motion, the motion PASSED 12 to 1, Mr.

Pullen voting "no".

R-522.1

Larry Phillips

Sponsor:

2000-0186.2

AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186.2, DATED October 16, 2000

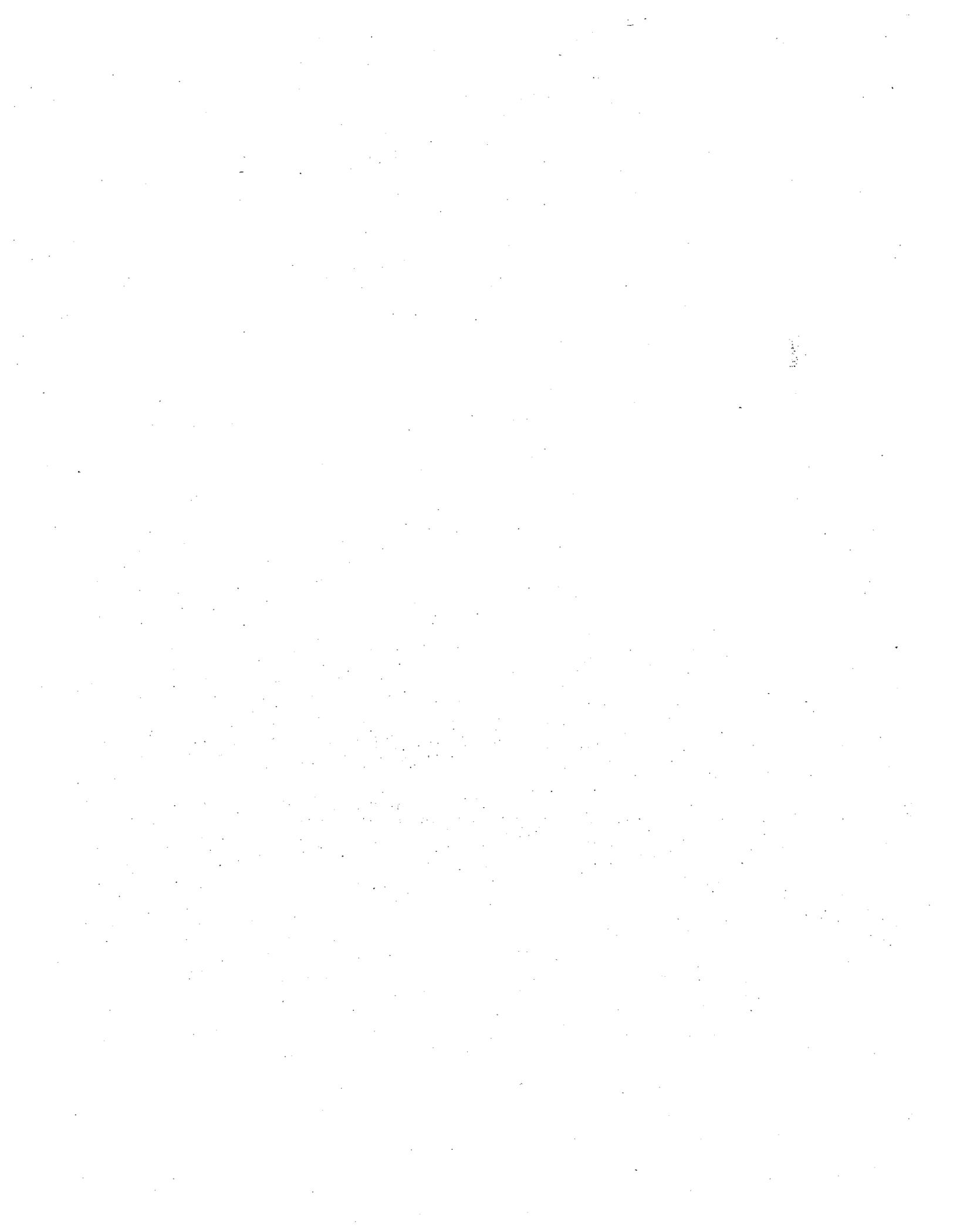
On page 3-34, replace policy R-522 as follows and renumber following policies.

R-522      ~~((To reduce conflicts with resource uses, new residential uses in the FPD shall only be permitted on lots that were legally created on or before January 1, 2000. Accessory dwelling units shall not be allowed in the FPD. A forest management plan shall be required as a condition of development for any residential uses))~~ King County is committed to maintaining working forestland in the FPD. The Executive shall work with stakeholders to develop mechanisms to promote forestry, reduce conflicts with resource uses and maintain forestland values, and shall report the findings and recommendations to the King County Council by December 31, 2001 .

R-523      To reduce conflicts with resource uses, a forest management plan shall be required as a condition of development for any residential uses. Accessory dwelling units shall not be allowed in the FPD.

**Effect:** This amendment removes the prohibition on the creation of new homesites in the FPD, and instead, requires further analysis and a stakeholder review of tools to maintain active forestry. The two largest landowners in the FPD have committed to maintain their holdings in its current lot pattern through July, 2002 to allow sufficient time for the analysis and adoption of subsequent policy amendments in the 2002 King County Comprehensive Plan amendment cycle.

4/9



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-528.1

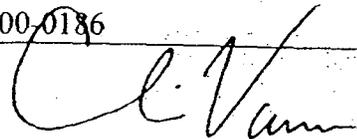
Mr. Vance moved Non Consent Amendment R-528.1. Mr. Phillips requested to divide the question. Voting on line 7, the motion PASSED 12 to 0, Mr. Gossett excused. Voting on line 6, the motion PASSED 8 to 4, Mr. Phillips, Mr. Nickels, Mr. Gossett, Ms. Miller voting "no", Ms. Fimia excused

R-528.1

Chris Vance

rb

2000-0186



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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:

On page 3-36, amend proposed Policy R-528 as follows:

R-528 ((RL-209))      On that portion of a parcel directly impacted by forest practices King County shall impose a six-year development moratorium for ~~((forest))~~ landowners who do not state their intent to convert at the time of Forest Practice Application or who do not harvest the site according to a King County approved Conversion Option Harvest Plan. King County shall develop appropriate exceptions by public rule to the development moratorium for activities consistent with the long-term forest management of the site. King County shall develop means to ensure that potential buyers of properties subject to the moratorium are alerted to the moratorium.

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**Effect:** The proposed amendment would clarify that the moratorium affects only actual portions of a properties that are in violation of the FPA statement of intent to convert or of the COHP approved by King County. It also broadens the application of the moratorium to violation occurring on all lands, not just forest lands.

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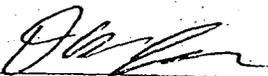


2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT E-106

1/29/2001 Mr. Irons moved Non Consent Amendment E-106. Mr. Irons requested to hold Non Consent Amendment E-106. Seeing no objection, the Chair deferred Non Consent Amendment E-106.  
Mr. Irons withdrew Non Consent Amendment E-106.

E-106

Sponsor:

David Irons 

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 4-4, amend proposed Policy E-106 as follows:

E-106

**King County wishes to create an equitable relationship with citizens within the Rural Area who own and control potential development and/or potential redevelopment of property with critical and significant resource areas.** Acreage The portion(s) of property that is not developable because of environmental constraints and values shall be assessed at a lower taxable value: **In those instances, the King County Assessors Office needs to levy the appropriate values as a percentage of the land regulated for the public's enhanced interest in "significant resource areas" and "critical areas".**

**Effect:** Important wildlife habitat exists within the Rural Area and is predominantly privately-owned. In compliance with the GMA, King County is protecting critical areas and has identified wildlife habitat networks by mapping. In Rural Areas, protection of critical areas containing significant resources will be better coordinated and less disruptive to the underlying zoning by recognizing citizen cooperation through market-based incentives.

This amendment clarifies the intent of E-106 is to help foster greater stewardship of environmentally constrained lands (especially in the Rural Areas) by allowing lower assessments reflecting the inability to develop, as well as, the provision of a public benefit by their protection. Such lower assessments are required under RCW 84.40.039.

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2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT E-123

Ms. Sullivan moved Non Consent Amendment E-123.  
Ms. Sullivan moved to amend lines 7, 18 and 29 after  
'Wildlife' and before 'Conservation' to insert "Habitat".  
Mr. Pelz moved to amend lines 24-25 after '2001' and  
before 'with' to delete 'within six months after applicable  
Water Resource Inventory Area plans are available' and  
insert "in coordination with the Water Resource  
Inventory Area planning process." Ms. Sullivan  
withdrew Non Consent Amendment E-123.

E-123

*Cynthia Sullivan*  
Cynthia Sullivan

Sponsor:

rb

2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

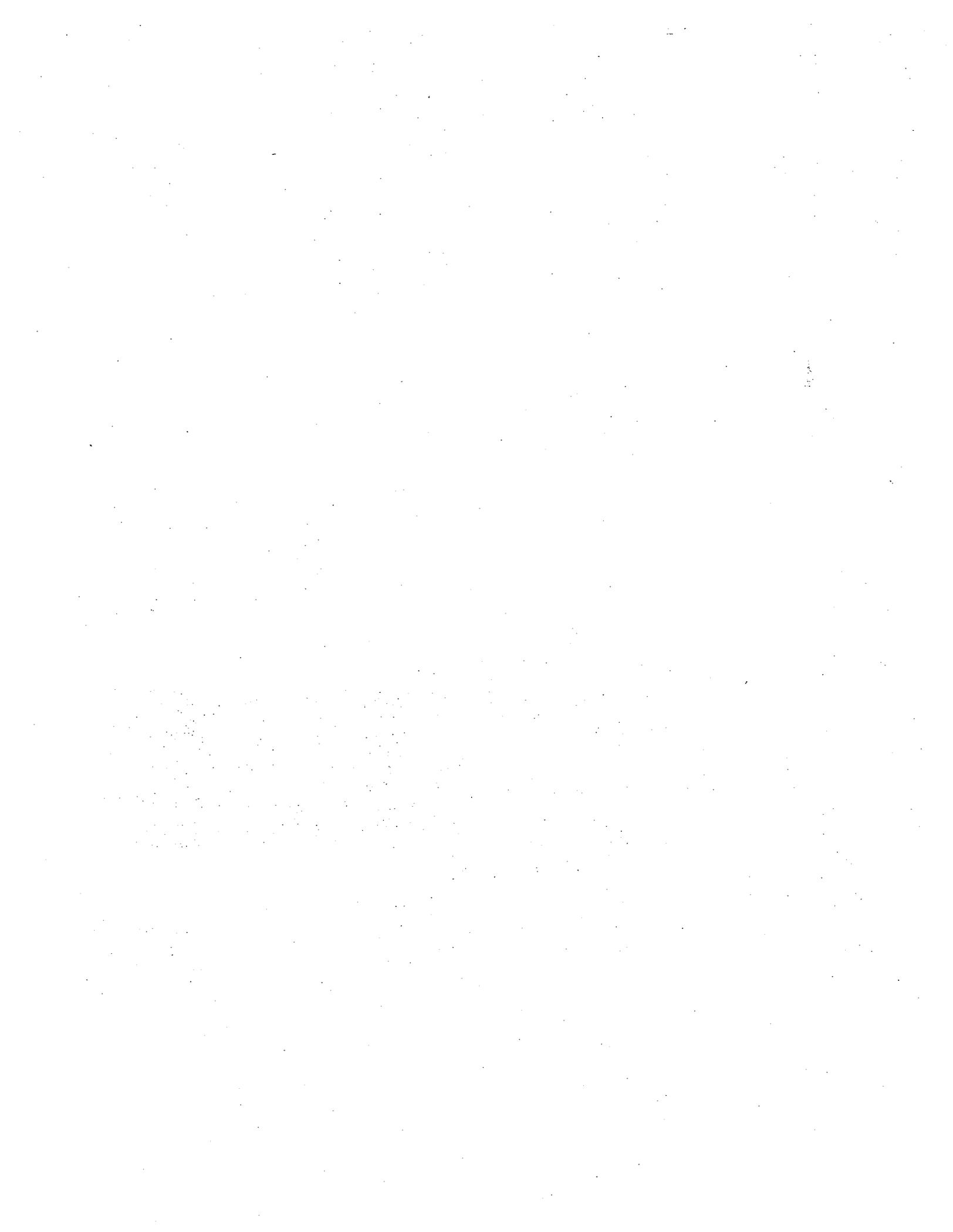
On page 4-8, amend proposed Policy E-123 as follows:

E-123                      Regionally Significant Resource Areas (RSRAs) ~~((and))~~ Locally Significant Resource Areas (LSRAs) **and Fish and Wildlife Conservation Areas** shall be mapped, designated ~~((by ordinance))~~ and protected **by ordinance** at appropriate levels as part of early and long-term actions towards salmon conservation and recovery under the ESA. These designations shall be based on adopted basin plans or habitat/resource assessments completed for the Waterways 2000 program, but may be changed or new areas may be designated pursuant to recommendations of Water Resource Inventory Area plans. ~~((The Executive shall study the standards of protection needed for RSRAs and LSRAs.))~~

**After establishing criteria for the mapping, designation and protection of RSRAs, LSRAs and Fish and Wildlife Conservation Areas, ((F))the executive shall conduct a study as to which ((properties)) undeveloped lands currently zoned R-1 in these areas are suitable for a ((high)) residential density of ((R-6))R-4 or more due to their lack of environmental constraints. A review of areas where long-term use of on-site wastewater disposal may be appropriate shall be included.** The study will be presented to the Council ~~((by March 1, 2001))~~ **within six months after applicable Water Resource Inventory Area plans are available** with recommended zoning changes.

**Effect:** Adds Fish and Wildlife Conservation Areas to those areas that are to be mapped, designated and protected by ordinance. It also clarifies when a study of R-1 zoned lands within these areas is to be completed (i.e. within 6 months after applicable WRIA plans are completed versus March 1, 2001) and requires evaluation of these areas for possible long-term use of on-site wastewater disposal.

52



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT E-153

Mr. Nickels moved Non Consent Amendment  
E-153. The motion PASSED 9 to 0, Mr.  
McKenna, Ms. Fimia, Ms. Sullivan and Ms.  
Miller excused.

1/29/2001

E-153

rb.

Sponsor:

Greg Nickels



2000-0186

**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On pages 4-14 and 4-15, amend proposed Policy E-153 as follows:

E-153

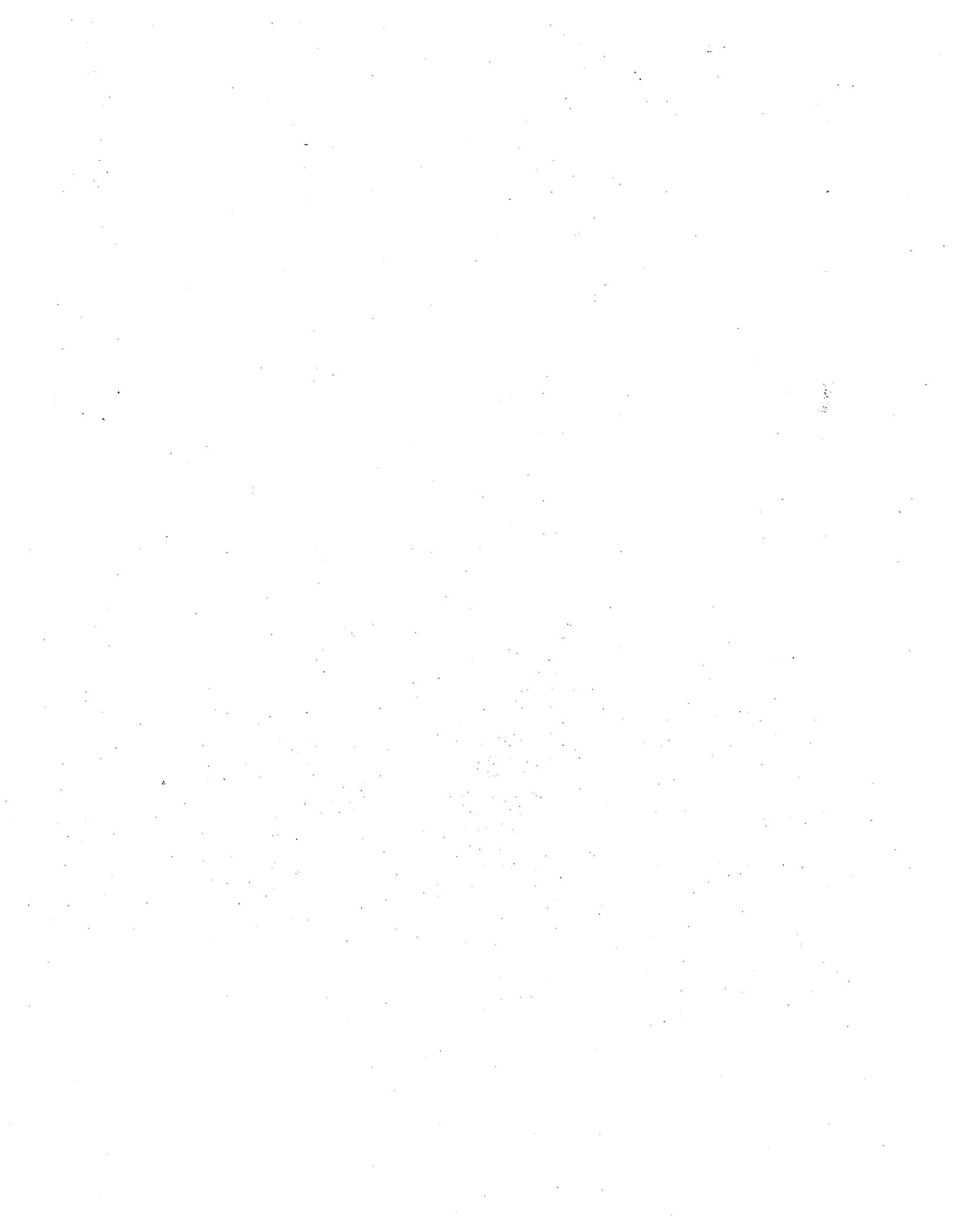
King County, ~~working in ((cooperation))~~ **conjunction** with the Vashon-Maury Island Groundwater Management Committee, Vashon-Maury Island Community Council and local water purveyors, shall undertake a new comprehensive study of ground and surface water resources and impacts on Vashon and Maury Islands. This study **shall commence upon the creation of the Ground Water Management Committee and** shall include on-going well monitoring and other data gathering. The study shall recommend appropriate policy and planning actions that may be necessary to protect the ground and surface water resources. Pending the completion of the study and the County's action on it, applicants for new on-site sewage disposal permits on Vashon-Maury Islands shall be required to demonstrate the following:

- a. That the location of the on-site sewage disposal system is not within 200 feet of the documented boundaries of upper-aquifer groundwater contamination or a surface water body or stream, or
- b. That the new on-site sewage disposal system is designed to replace an existing disposal system and is likely to reduce impacts to ground and surface waters, or
- c. That, if the size or features of a parcel make it infeasible to satisfy the 200-foot setback provided in subsection (a) above, the proposed on-site sewage disposal system uses the best available technology to reduce potential impacts to ground and surface waters. In such circumstances, the County may require periodic monitoring.

**Effect:** Ensures community involvement in establishing the goals of any new study undertaken and that the end result provides sound water policy direction for the future.

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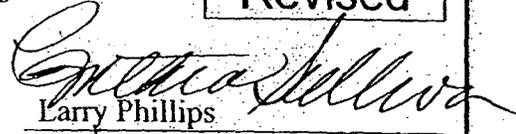
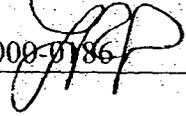
2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT E-206  
Revised

01/29/01 Mr. Phillips moved Non Consent Amendment  
E-206 Revised. The motion PASSED 10 to 1,  
Mr. Pullen voting "no", Mr. Pelz and Mr. Irons  
excused.

E-206  
Revised

MMc

Sponsor:

  
Larry Phillips  
  
2000-0186

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**AMENDMENT TO ATTACHMENT A of PROPOSED ORDINANCE 2000-0186,**  
**VERSION 2:**

Page 4-27, lines 1345-1350, delete policies E-205 and E-206, and replace with the following:

**E-206**

**King County shall, in cooperation with the cities, ensure a no net loss of housing capacity that preserves the ability to accommodate the 2012 growth targets, while pursuing compliance with Endangered Species Act requirements. To achieve this goal, densities shall be increased on buildable lands, consistent with Policy U-455.**

**EFFECT:** Clarifies how the county expects to reconcile ESA requirements and GMA growth target requirements.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT P-124

11/10/00 Mr. Phillips moved Non Consent Amendment P-124. The motion PASSED 7 to 5, Ms. Hague, Mr. Pullen, Mr. Vance, Mr. McKenna and Mr. Irons voting "no", Ms. Sullivan excused.

P-124

MMc

Sponsor:

Larry Phillips

2000-0186

**AMENDMENT TO ATTACHMENT A TO PROPOSED SUBSTITUTE ORDINANCE 2000-0186, DATED October 13, 2000:**

Amend policy P-124 on page 5-9 as follows:

- a. On line 410, after "shall" and before "the, delete "consider" and insert "preserve".
  - b. On line 413, after "space and before "are" delete the "and" and insert ", provided that these uses"
  - c. On line 415, after "site's" and before "open" insert "natural"
  - d. On line 424, after "exceed" and before Percent" delete "ten" and insert "five".
- The policy as amended would then read:

**P-124**

**King County shall consider preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space and, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy:**

- a. **trails;**
- b. **natural appearing stormwater facilities;**
- c. **compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Area Ordinance; and**
- d. **active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed ten- five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. 21A.**

**EFFECT:** Provides greater specificity as to the type and use of open space provided through the Four-to-One program.



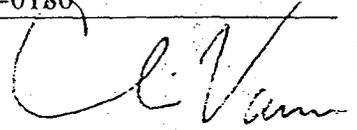
2000-0186 Attachment A Orange  
NON CONSENT AMENDMENTS F-229,  
F-230, F-231

12/01/2000 Mr. Vance moved Non Consent Amendments  
F-229, F-230 and F-231. The motion PASSED  
12 to 0, Ms. Sullivan excused.

F-229  
F-230  
F-231

Sponsor: Chris Vance

Proposed No.: 2000-0186



1 **AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-**  
2 **0186, VERSION 2:**  
3

4 On page 7-11, amend Policies F-229, F-230 and F-231 to read as follows:  
5

6 F-229 King County should assure that a regional water supply plan for all of King County is  
7 prepared in cooperation with water utilities and in coordination with affected federally  
8 recognized tribal, local and state governments. A continuous and meaningful public  
9 process should be used to develop the regional water supply plan, resulting in a plan  
10 that is adopted by elected public officials in the region and used by the state in making  
11 water resource decisions. The regional water supply plan should implement and be  
12 consistent with growth management decisions made by local and regional jurisdictions  
13 under the Growth Management Act and the approved water quality and quantity  
14 strategies adopted by the region in compliance with federal requirements under the  
15 Endangered Species Act.  
16

17 F-230 The County will work with water utilities to develop a water supply plan that prioritizes  
18 an array of potential sources, including conservation and reclaimed water, and defines  
19 a publicly – and state-accepted strategy for how the region could best meet future  
20 demands for water. During development of the regional water supply plan, the County  
21 will work in concert with water utilities to evaluate the projected water demands from  
22 population growth, ~~((evolving))~~ approved Endangered Species Act response  
23 ~~((strategies))~~ requirements, and Clean Water Act requirements for surface water  
24 quality.  
25

26 F-231 King County supports interties that allow the transfer of water resources among water  
27 utilities in urban areas to meet the projected demands for growth. The transfer of  
28 water must be consistent with locally adopted growth management plans and  
29 approved Coordinated Water System Plans and implement ~~((evolving))~~ approved  
30 Endangered Species Act response ~~((strategies))~~ requirements and Clean Water Act  
31 requirements.  
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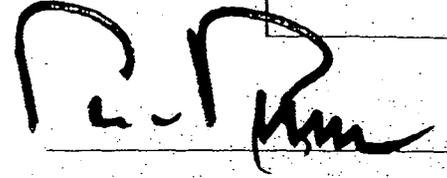
**Effect:** The amendment clarifies that the county special purpose districts and local utility providers will evaluate and implement approved ESA requirements, as opposed to, "evolving strategies".

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2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT F-239

Ms. Sullivan moved Non Consent Amendment  
2/05/2001 F-239. The motion PASSED 12 to 0, Mr.  
Phillips excused.

F-239



Sponsor:

2000-0186

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**AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186,  
VERSION 2:**

On page 7-12 and 7-13: amend Policy F-239 as follows:

F-239

In the Urban Growth Area, all new development shall be served by public sewers unless application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property or to a proposal that has a vested land use application for the redevelopment or expansion of an existing use, as well as an approved septic design from the Health Department - Seattle and King County, would render approval of the land use permit void.

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**Effect:** The amendment to Policy F-239 clarifies that development plans subject to a vested land use application and an approved on-site sewage disposal design may continue to rely upon the land use permit and septic system design approval for subsequent applications for building permits.

CS →  
12-0  
LP emc.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT F-243

Mr. Irons moved Non Consent Amendment F-  
01/03/200243. The motion PASSED 10 to 2, Ms. Fimia  
and Ms. Sullivan voting "no", Mr. Phillips  
excused.

F-243

*David W. Irons*

Sponsor: David Irons, Greg Nickels, Jane Hague

*Jane Hague*

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
2 VERSION 2  
3

4 On Page 7-13, amend proposed Policy F-243 as follows:  
5

6 F-243 Public sewer expansions shall not occur in the Rural Area and on Natural Resources  
7 Lands except where needed to address specific health and safety problems  
8 threatening the existing uses of structures or the needs of public schools or public  
9 school facilities. Public sewers may be extended, pursuant to this policy, only if  
10 they are tightlined and only after a finding is made by King County that no  
11 reasonable alternative technologies are technologically or economically feasible.  
12 Utility providers shall ensure, through a signed agreement between the school  
13 district and the utility provider, that any sewer service permitted for the school  
14 district is designed only to serve public schools or public school facilities. Public sewers  
15 which are allowed in the Rural Area or on Natural Resources Lands pursuant to this  
16 policy shall not be used to convert Rural Area land or Natural Resources Lands to  
17 urban uses and densities or to expand permitted non-residential uses.  
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21 **Effect:** The proposed amendment would maintain current authorization for utility services  
22 in the Rural Area.

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2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT F-243.1

Ms. Fimia withdrew Non Consent Amendment  
F-243.1.

01/03/2001

F-243.1

Sponsor: Maggi Fimia *Maggi Fimia*

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,  
2 VERSION 2  
3

4 On Page 7-13, amend proposed Policy F-243 as follows:  
5

6 F-243 Public sewer expansions shall not occur in the Rural Area and on Natural Resources  
7 Lands except where needed to address specific health and safety problems  
8 threatening the existing uses of structures ~~((or the needs of public schools))~~.  
9 Public sewers may be extended, pursuant to this policy, only if they are tightlined  
10 and only after a finding is made by King County that no reasonable alternative  
11 technologies are technologically or economically feasible. ~~((Utility providers shall  
12 ensure, through a signed agreement between the school district and the utility  
13 provider, that any sewer service permitted for the school district is designed  
14 only to serve public schools,))~~ Public sewers which are allowed in the Rural Area  
15 or on Natural Resources Lands pursuant to this policy shall not be used to convert  
16 Rural Area land or Natural Resources Lands to urban uses and densities or to  
17 expand permitted non-residential uses.  
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21 **Effect:** The proposed amendment would only allow the extension of sewers to address  
22 health and safety problems threatening an existing use or structure in the Rural Area. It  
23 eliminates special treatment afforded to public schools allowing extension without regards to  
24 a health or safety problem.

159



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT F-324

Ms. Miller moved Non Consent Amendment F-  
324. The motion PASSED unanimously.  
1/04/2001

F-324

Sponsor: Louise Miller

Proposed No.: 2000-0186

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
3

4 On page 7-23, amend Policy F-324 to read as follows:  
5

6 F-324 ((ET-404)) **Telecommunication companies and the County should coordinate**  
7 **activities when facilities are being installed or road construction**  
8 **projects are scheduled. ((Co-location of telecommunication facilities**  
9 **is encouraged where feasible and consistent with service quality and**  
10 **access. Companies should consider the visual impacts of facilities**  
11 **being built in residential areas.))**  
12

13 On page 7-23, add new Policies F-334, F-335 and F-336 to read as follows:  
14

15 F-334 **Co-location of telecommunication facilities is encouraged to reduce**  
16 **the unnecessary proliferation of individual, single-user towers. Co-**  
17 **location shall be required unless an applicant can demonstrate to the**  
18 **satisfaction of the county that co-location on an existing tower is not**  
19 **feasible and not consistent with service quality and access.**  
20

21 F-335 **Although visual impacts are always an important consideration in the**  
22 **decision to approve or deny a proposal, King County shall give greater**  
23 **weight to the visual impacts of telecommunication facilities proposed**  
24 **to be located on residentially-zoned lands or in the Rural Area. In**  
25 **addition, the visual impacts of proposals for an individual tower with a**  
26 **single user shall be given greater weight than proposals to co-locate**  
27 **facilities.**  
28

29 F-336 **King County considers the placement of telecommunication facilities**  
30 **within street rights-of-way as the preferred alternative to the**  
31 **construction of facilities on private property. Regulatory standards**  
32 **shall require placement in street rights-of-way, especially within**  
33 **residential neighborhoods and Rural areas, unless such a location is**  
34 **not feasible or not consistent with service quality and access.**  
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37 **Effect:** The amendment divides the three basic subject matters contained in proposed  
38 Policy F-324 into three separate policies and provides additional clarification of intent as to

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the matters of co-location and visual impacts. In addition, it adds a new policy to reflect proposed code revisions relating to facilities within street rights-of-way.

lcl

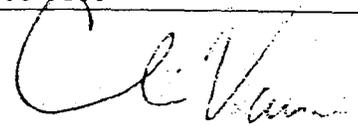
2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT Chap 7  
Text

12/01/2000 Mr. Vance moved Non Consent Amendment  
Chap 7 Text. The motion PASSED 12 to 0, Mr.  
Pelz excused.

Chap 7  
Text

Sponsor: Chris Vance

Proposed No.: 2000-0186

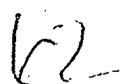


1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-  
2 0186, VERSION 2:  
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4 On page 7-9, line 360, insert the following text:  
5

6 Reclaimed water produced by King County must be consistent with the standards contained in the  
7 Washington Department of Ecology's "Orange Book", as promulgated under RCW 90.46. The  
8 "Orange Book" describes differing levels of treatment that are required to produce different classes  
9 of reclaimed water. King County currently produces only Class A reclaimed water, which is  
10 produced using the highest levels of treatment.  
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16 **Effect:** The amendment clarifies that reclaimed water produced by King County has  
17 received the highest level of treatment consistent with Washington DOE rules.



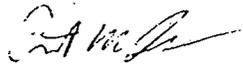


2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT New  
CP-603

1/13/2001 Mr. Irons moved Non Consent Amendment  
New CP-603. The motion PASSED 11 to 0,  
Mr. Pelz and Ms. Hague excused.

New  
CP-603

Sponsor:

  
David Irons

2000-0186

1 **AMENDMENT TO ATTACHMENT A OF SUBSTITUTE ORDINANCE 2000-0186,**  
2 **VERSION 2:**  
3

4 On page 8-12: add a new Policy CP-603 to read as follows:  
5

6 **CP-603** **May Creek is acknowledged as a regional asset and should be protected.**  
7 **Thus, King County shall not increase zoning density on lands that drain**  
8 **into May Creek (i.e. the May Valley Basin) without first determining and**  
9 **implementing surface water runoff mitigation necessary to control**  
10 **flooding and siltation in May Creek.**  
11

12 **Effect:** The new policy recognizes that May Creek Basin is a valued regional asset due to  
13 the agricultural uses within the valley, the presence of salmonid-bearing streams and  
14 tributaries, and the significant amounts of open space. The amendment ensures that any  
15 zoning increase would need to ensure that these valued features are protected.

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NON CONSENT AMENDMENT CP-942

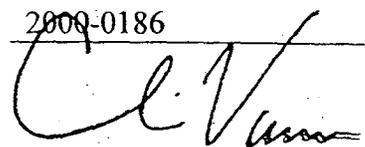
Mr. Vance moved Non Consent Amendment CP-942. Ms. Hague requested to hold Non Consent Amendment CP-942. Seeing no objection, the Chair deferred Non Consent Amendment CP-942. Ms. Hague moved to amend line 24 after 'of' and before 'or' to delete 'May 22, 1997' and insert " March 24, 1996". Mr. Vance accepted the amendment. Voting on Mr. Vance's motion as amended, the motion PASSED unanimously.

10/26/2000

CP-942

Sponsor: Chris Vance

Proposed No.: 2000-0186



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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:

On page 8-19, amend Policy CP-942 as follows:

CP-942 ((R-314)) 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 22, 1997 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 (~~or New industrial development or redevelopment (excluding existing structures and site improvements or those vested by applications as of May 22, 1997 or tenant improvements entirely within building structures))~~) 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 No. 5948, with the exception of parcel #2924079054.



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**Effect:** Amendment clarifies that an application for new development or redevelopment (except for tenant improvement in an entirely enclosed building) would not be subject to the requirement of "dependent upon being in the Rural Area" or to compatibility with the functional and visual character of rural uses in the immediate vicinity if:

the application:

- ▶ occurred on a parcel that is subject to the "Preston Agreement" recorded under Auditor File No. 9708190805, or
- ▶ was vested to the May 22, 1997 date.

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2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT I-107  
revised

01/29/01

Mr. Phillips moved Non Consent Amendment I-107 revised. The motion PASSED unanimously.

I-107  
revised

*Gatha Sullivan*  
Larry Phillips  
2000-0186

MMc

Sponsor:

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**AMENDMENT TO ATTACHMENT A TO PROPOSED SUBSTITUTE ORDINANCE 2000-0186, DATED October 13, 2000:**

Page 9-4, lines 149-152, delete existing policy I-107 and insert

**I-107** King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the countywide planning policies to implement such a program.

**EFFECT:** Clarifies that monitoring in itself cannot ensure a no net loss of housing capacity, while assuring that the program will track potential density losses due to ESA implementation.

66



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT  
Introductory Text

Ms. Sullivan moved Non Consent Amendment  
1/26/2001 Introductory Text. The motion PASSED  
unanimously.

Introductory  
Text

Sponsor:

rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

Insert the attached text:

**Effect:** This amendment adds introductory text that will be included in the final published document and outlines the contents of the document.

67



# King County Comprehensive Plan 2000 Introduction

## A. About King County

King County has some of the most beautiful scenery in the country, some of the most productive farmlands, and one of the most vibrant economies. The King County Comprehensive Plan 2000 establishes a vision that preserves this incredible diversity while continuing to acknowledge that citizens want options as to where they live, work and play. The plan guides growth and development throughout the unincorporated areas of the County and establishes King County's position on major issues such as annexations, regional water supply and environmental protection.

### **King County geography**

King County, covering 2,130 square miles, is the size of the state of Delaware, but much more geographically diverse. It extends from Puget Sound in the west to 8,000-foot Mt. Daniel at the Cascade crest to the east. King County's various landforms include saltwater coastline, river floodplains, plateaus, slopes and mountains, punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake Sammamish with 8 square miles are the two largest bodies of fresh water. Vashon-Maury Island in Puget Sound and Mercer Island in Lake Washington provide different island environments.

The north-south trending shapes of the lakes and hills make east-west travel more difficult than north-south travel. Four major river basins with salmon-bearing streams are separated by steep-sided plateaus whose slopes are subject to landslides and erosion.

### **King County jurisdictions**

As of 2000, there are 39 cities ranging in size from Seattle with 541,000 people to Skykomish and Beaux Arts with less than 300 each. Since December 1994, five new cities have incorporated, shifting 120,000 people into city limits. King County's 39 cities cover 376 square miles, or 18% of the County's total land area. The incorporated population has increased by a total of 210,000 since 1994, primarily due to new cities and large annexations as well as growth within existing boundaries.

Unincorporated King County, the territory outside any city, now has about 360,000 people or 21% of the County's population, on 82% of its land area. The unincorporated population has decreased by 138,000 since the 1994 Comprehensive Plan was initially adopted, chiefly through the incorporation of new cities.

### **King County demographics**

In 2000, with more than 1,685,000 people, King County is the largest county in Washington State and the 13<sup>th</sup> largest in the nation. As a populous large county with a major central city, King County constitutes the majority of the "Seattle-Bellevue-Everett"

LS

metropolitan area of nearly 2.4 million persons. King County exhibits growing diversity: 80% of the population is non-Hispanic white, 10% Asian or Pacific Islander, 5% African-American, 1% Native American and 4% Latino (1998 estimate).

King County's population has grown by 11% since 1990, a modest rate compared with Sunbelt metro areas and nearby Puget Sound counties. However, given the large population already here, the growth numbers are significant. The population increase since 1990 equals the total existing population of the cities of Bellevue and Federal Way. King County is forecasted to grow by an additional 190,000 persons (11%) to about 1,875,000 by 2012.

The number of housing units in King County is growing faster than its population. Now estimated at 739,000 houses, apartment and condominium units and mobile homes, housing has increased by 92,000 units (14%) since 1990. Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.37 persons per household. Further declines in household size are anticipated in coming years, to about 2.2 in 2012.

#### **King County economy**

More than 1.1 million workers are employed within the borders of King County, at nearly 65,000 business establishments. With more than 40% of Washington State's jobs and payroll, the County is truly the economic engine of Washington and the Pacific Northwest. With a 1998 payroll exceeding \$41 billion, the King County economy is larger than that of several U.S. states.

The number of jobs has grown about 24%, faster than population and housing. Manufacturing employment has remained strong despite the ups and downs of aerospace, the largest sector. The composition of the economy is shifting from the traditional manufacturing and resources bases to high tech, services and trade, both local and international. Unemployment has been at historic lows near 3% for several years.

#### **B. Planning in King County**

King County's comprehensive land use planning dates back to 1964. Its first comprehensive plan under the State Growth Management Act (GMA), was adopted in 1994. The GMA, passed by the Washington State Legislature in 1990, seeks to further protect the quality of life in the Pacific Northwest. The GMA directs the state's most populous and fastest growing counties and their cities to prepare comprehensive land use plans that anticipate growth for a 20-year horizon. Comprehensive plans adopted in accordance with GMA must manage growth so that development is directed to designated urban areas and away from rural areas. The GMA also requires jurisdictions to designate and protect critical areas and commercially significant forestry, agriculture, and mining areas. The GMA requires each comprehensive plan to adhere to a set of thirteen goals and to include the following elements: land use, housing, capital facilities, utilities, rural, and transportation. The King County Comprehensive Plan 2000 represents the first

major review and incorporates the first set of substantive changes since the County's current comprehensive plan was initially adopted in 1994.

The King County Countywide Planning Policies (CPPs) set the framework for the County's and cities' comprehensive plans. The CPPs, adopted by the County and cities in 1992, establish an Urban Growth Area (UGA) within the western one-third of King County where most growth and development is targeted. The goals of the policies include: reducing urban sprawl, protecting rural areas, providing affordable housing throughout the County and coordinating protection of environmentally sensitive areas.

### **C. Summary of the King County Comprehensive Plan**

#### **How the plan is used**

The King County Comprehensive Plan provides a legal framework for making decisions about land use in unincorporated King County. Public and private agencies, property owners, developers, community groups and King County staff use the Comprehensive Plan in several ways.

First, the plan is the framework for other plans and regulations such as subarea plans and the King County Code that govern the location and density of land uses. It provides guidance to County officials for decisions on proposals such as zoning changes and developments. It also gives the public direction on the County's position on proposed changes in land use or zoning, environmental regulations, or broader policy issues. The plan also provides a basis for decisions about public spending on facilities and services. And, the plan presents other agencies, such as cities and special purpose districts, with King County's position on large-scale matters such as annexation, use of resource lands, environmental protection and others.

The GMA allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow technical changes only, except for once every four years. Then, during the "Four-Year Cycle review process," substantive changes to policies, land use designations and the Urban Growth Area boundary can be proposed and adopted.

Following is a summary, by chapter, of the plan:

#### **Chapter One: Regional Planning**

The vision and goals of this plan are based on the 13 planning goals specified in the Washington State Growth Management Act, the Countywide Planning Policies and the values voiced by the citizens of King County. The official King County Land Use Map and the map identifying the Potential Annexation Areas of the cities are included in this chapter. This chapter also describes the County's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle and the four-year cycle amendments.

#### **Chapter Two: Urban Communities**

The Urban Communities chapter brings together several of the major elements necessary to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as part of a livable community. A major tenet of the GMA is to target growth in the urban areas, so the policies in this chapter better facilitate urban development where infrastructure and facilities exist or can be readily provided.

### **Chapter Three: Rural Legacy**

Protecting a rural way-of-life in King County is a major thrust of the plan. Conserving King County's rural and natural resource lands is integral to providing diversity in lifestyle choices, continuing farming and forestry economies, protecting environmental quality and wildlife habitat, and maintaining a link to King County's resource-based heritage.

### **Chapter Four: Environment**

With Chinook salmon and Puget Sound and Coastal Bull trout now listed as threatened species under the Endangered Species Act, and other species about to join the list, protecting the environment remains a priority. King County's programs for protecting the environment are some of the most advanced in the country. Protecting and restoring air quality, water resources, soils, and plant, fish and animal habitats are among King County's primary goals. This chapter establishes policies to protect the environment and enhance the region's high quality of life.

### **Chapter Five: Parks, Open Space and Cultural Resources**

Protecting and enhancing King County's communities through public funding while encouraging continued stewardship for County parks, open spaces, recreation, and cultural resources is the central focus of Chapter Five.

### **Chapter Six: Transportation**

King County will continue to promote a transportation system that provides residents with a range of transportation choices that respond to both community needs and environmental concerns.

### **Chapter Seven: Services, Facilities and Utilities**

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications. King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. This chapter guides service provision.

### **Chapter Eight: Community Planning**

King County's community plans (except for the Vashon Town Plan, West Hill, and White Center) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies

from the community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community.

### **Chapter Nine: Implementation**

The Comprehensive Plan policies, development regulations and countywide planning policy framework have been adopted to achieve the growth management objectives. This chapter explains the relationship between planning and zoning.

### **D. Technical Appendices**

Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, finance plans and Urban Growth Area analysis required by the Growth Management Act. Three technical appendices (Volume I) are adopted by reference as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070, 36.70A.110):

#### **Volume 1**

- Technical Appendix A. Facilities and Services\*
- Technical Appendix B. Housing
- Technical Appendix C. Transportation\*

*\* These appendices were amended in the 2000 Comprehensive Plan Update.*

Additional important information also supports the plan vision and goals. Nine technical appendices (Volume II) have been prepared to provide supporting documentation to the plan:

#### **Volume 2**

- Technical Appendix D. Growth Targets and the Urban Growth Area
- Technical Appendix E. Washington State Laws
- Technical Appendix F. History of Planning in King County
- Technical Appendix G. Economic Development
- Technical Appendix H. Natural Resource Lands
- Technical Appendix I. Natural Environment
- Technical Appendix J. Potential Annexation Areas
- Technical Appendix K. King County Functional and Community Plans
- Technical Appendix L. Public Involvement Summary

Volume 3 was added as part of the 2000 Comprehensive Plan Update to include information on the public involvement in the development of the 2000 Update.

#### **Volume 3**

- Technical Appendix M. Public Participation Summary 2000

### **E. The Regulations**

The King County Comprehensive Plan is implemented through the adopted regulations. These include the King County Zoning Code and other code titles such as Water and Sewer Systems, Roads and Bridges, and Land Segregation. All development proposals in King County must meet the requirements of the Code.

### **F. For More Information**

Copies of the plan are available in all King County libraries. Please visit the website of the King County Office of Regional Policy and Planning at [www.metrokc.gov/exec/orpp](http://www.metrokc.gov/exec/orpp) for current information on planning in King County and to view electronic versions of the plan and related documents.

As required by the GMA, King County maintains a docket for recording comments on the King County Comprehensive Plan and associated development regulations. Comments logged on the docket are reviewed by the County and made available for review by the public. The docket is available on the King County Website at [www.metrokc.gov/exec/orpp/compplan/docket/index](http://www.metrokc.gov/exec/orpp/compplan/docket/index).

2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT Map  
Insertion

Ms. Sullivan moved Non Consent Amendment  
1/26/2001 Map Insertion. The motion PASSED  
unanimously.

Map Insertion

Sponsor:

rb

2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

Insert the attached maps:

**Effect:** This amendment reinserts maps that will be included in the final published document.



2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT E-106.1

2/5/2001 Mr. Irons moved Non Consent Amendment E-106.1. The motion PASSED 10 to 1, Ms. Sullivan voting "no", Ms. Hague and Mr. Pelz excused.

E-106.1

Sponsor: David Irons

2000-0186

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AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:

On page 4-4, amend proposed Policy E-106 as follows:

E-106 King County wishes to create an equitable relationship with citizens within the Rural Area who own and control potential development and/or potential redevelopment of property with critical and significant resource areas. Acreage The portion(s) of property that is not developable because of environmental constraints and values shall be assessed at a lower taxable value. In those instances, the King County Assessors Office needs to levy the appropriate values as a percentage of the land regulated for the public's enhanced interest in "significant resource areas" and "critical areas to reflect the presence of undevelopable lands.

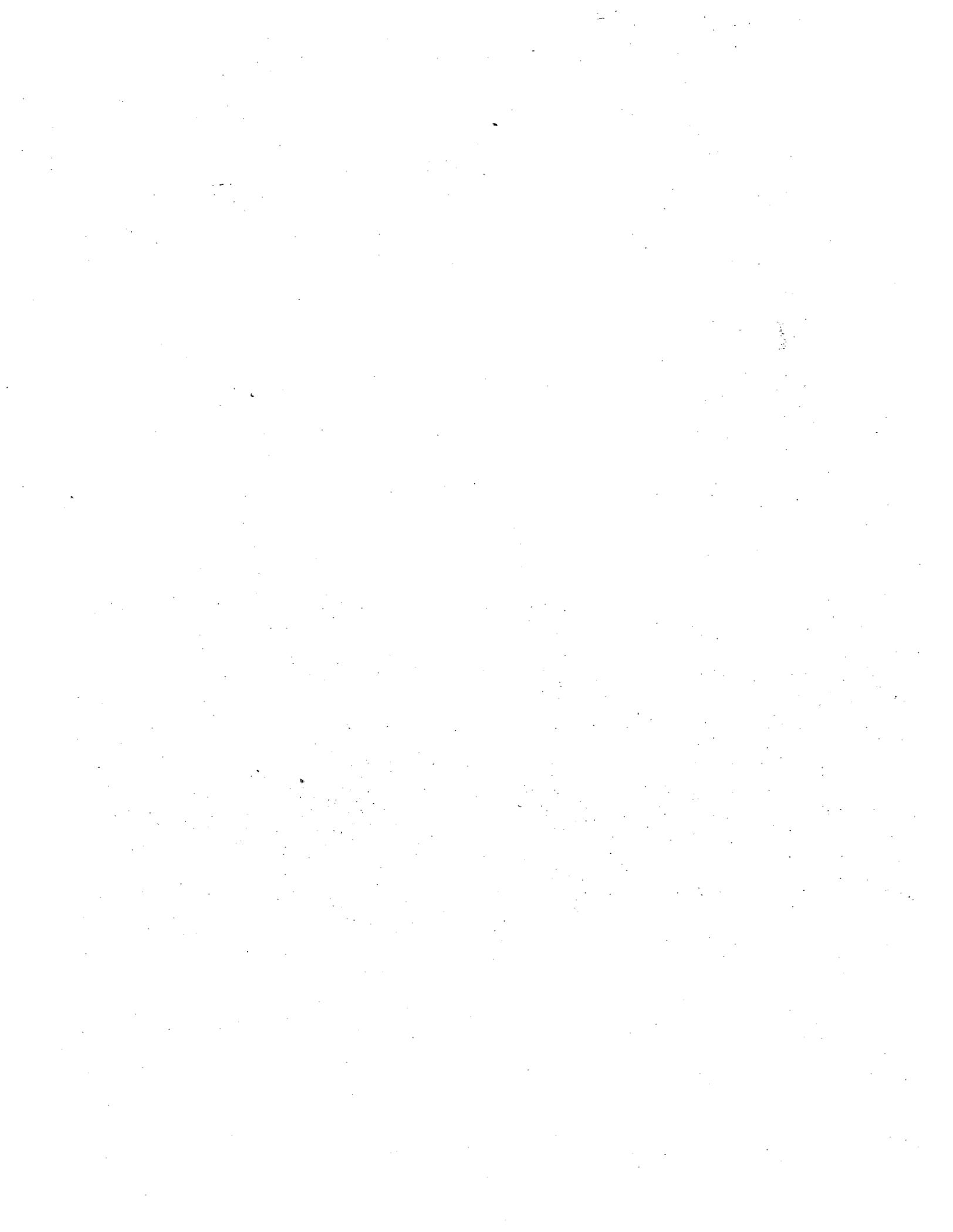
Effect: Important wildlife habitat exists within the Rural Area and is predominantly privately – owned. In compliance with the GMA, King County is protecting critical areas and has identified wildlife habitat networks by mapping. In Rural Area, protection of critical areas containing significant resources will be better coordinated and less disruptive to the underlying zoning by recognizing citizen cooperation through market-based incentives.

This amendment clarifies the intent of E-106 is to help foster greater stewardship of environmentally constrained lands (especially in the Rural Areas) by allowing lower assessments reflecting the inability to develop, as well as, the provision of a public benefit by their protection. Such lower assessments are required under RCW 84.40.039.

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**Metropolitan King County Council**

**Staff Report**

**Agenda Item No.:**

**4B**

**Name:** Mountsier / Bautista / Smith

**Proposed Ordinance:**

**2000-0186: Attachment A  
Policy Amendments**

**Date:** February 12, 2001

**Attending:**

Stephanie Warden, Director, Office of Regional Policy & Planning (ORPP)  
Karen Wolf, 2000 KCCP Project Manager, ORPP  
Lori Grant, Senior Policy Analyst, ORPP  
Priscilla Kaufmann, Planner III, DDES

**SUBJECT:** A listing of pending amendments to Attachment A sponsored by members.

<b>Held or New Amendment</b>	<b>Description</b>	<b>Sponsor</b>
R-232	Removes distinction between public and private schools in the Rural Area	Hague
R-232.1	Removes special exception allowing public schools to exceed requirements that would not apply to other non-residential uses in the Rural Area	Fimia
R-304.1	The proposed amendment would not allow sewers to new schools proposed in the Rural Area.	Fimia
<b>Re-Considered Amendment</b>	<b>Description</b>	<b>Sponsor</b>

<b>Voted Amendment</b>	<b>Description</b>	<b>Sponsor</b>
Planning Text 1 <b>PASSED CONSENT</b>	Corrects reference to Growth Management Planning Council	Irons
New Urban Policy U-xxx <b>PASSED 13-0</b>	Conversion of multi-family zoned lands to non-residential zoning	Phillips
Rural text 1 <b>PASSED CONSENT</b>	Corrects references to renumbered policies in Transportation Chapter	Sullivan
R-101 <b>WITHDRAWN</b>  R-101.1 <b>PASSED 8-5</b>	Requires rural development to protect and enhance "traditional" rural land uses and adds detail relating to rural character and uses	Phillips, Miller, Irons
R-112 <b>PASSED 10-3</b>	Requires input from equestrian community when amending county road design standards	Phillips
R-216 <b>PASSED CONSENT</b>	Clarifies that only one of the four criteria needed to become a priority sending site	Irons, Phillips, Miller
R-221 <b>WITHDRAWN</b>	Allows larger buildings on larger lots in Rural Area	Vance
R-222 <b>PASSED CONSENT</b>	Restores 1994 text regarding golf courses in Rural Forest Focus Areas (formerly "Rural Forest Districts")	Phillips
R-223 <b>PASSED CONSENT</b>	Corrects policy reference from F-242 to F-243	Sullivan
R-223.1 <b>PASSED 10-2-1</b>	Allows school facilities (e.g. bus bases and other support facilities) in Rural Area	Irons, Nickels, Hague
R-223.2 Revised <b>PASSED 13-0</b>	Requires schools to comply with Surface Water Design Manual	Phillips
R-224.01 <b>PASSED 10-3</b>	Deletes policy regarding legislative agenda for state school construction formula	Irons
R-224.1 Revised <b>WITHDRAWN</b>	Encourages smaller school sites	Phillips

Voted Amendment	Description	Sponsor
R-225 <b>WITHDRAWN BY SULLIVAN</b>  MOVED BY VANCE PASSED 7-6	Retains current text on airfields in Rural Area	Sullivan Vance
New R-225 <b>NOT OFFERED</b>  New R-225 Rev <b>WITHDRAWN</b>	Requires bus service for all schools in Rural Area	Miller
R-231  <b>FAILED 5-8</b>	On rural subdivisions, requires designation of open space as permanent while in Rural Area and does not allow for reservation for future development	Vance
R-304 <b>PASSED 10-2</b>	Allows sewers for public school facilities in Rural Area	Irons, Nickels, Hague
R-409 <b>PASSED 11-0</b>	Expansions of existing Rural Neighborhoods through subarea planning process	Irons
R-508 <b>WITHDRAWN</b>	Amend policy on revisions of Real Estate Disclosure Forms	Irons
R-508.1 <b>PASSED 12-1</b>	Deletes policy on revisions of Real Estate Disclosure Forms	Irons
R-521 <b>FAILED 5-6</b>	Allows removal from FPD lands with sizes and ownership patterns not conducive to forestry	Vance
R-522 <b>FAILED 5-7</b>	Allows accessory dwellings on FPD lots created before Jan. 1, 2001	Pullen
R-522.1 <b>PASSED 12-1</b>	Calls for creation of a stakeholder task force to develop, by December 31, 2001, findings and recommendations that promote forestry, reduce conflicts with resource uses and maintain forestland values. Allows primary dwelling units to be constructed on lots in the FPD with a forest management plan but prohibits accessory dwelling units.	Phillips
R-528.1 Divided 1) <b>PASSED 12-0</b> 2) <b>PASSED 8-4</b>	Limits moratorium on forest practice violations to lands in actual violation.  Amendment divided	Vance

Voted Amendment	Description	Sponsor
R-541 PASSED CONSENT	Allows wetland mitigation banking in APD to compensate for filling wetlands within the APD	Phillips, Miller
E-106 WITHDRAWN for E-106.1  E-106.1 PASSED 10-1	Fosters land stewardship by allowing lower assessments on unbuildable lands per RCW 84.40.039	Irons
E-123 WITHDRAWN	Adds references to "Fish and Wildlife Conservation Areas" and gears R-1 land study to completion of WRIA plans	Sullivan
E-153 PASSED 9-0	Ensure community involvement in establishing the goals of any new study of ground and surface water resources and impacts on Vashon and Maury Islands.	Nickels
E-168 PASSED CONSENT	Removes redundant reference to "Bull trout"	Irons, Miller
E-206 Revised PASSED 10-1	Replacement policy guiding reconciliation of ESA and GMA requirements	Phillips, Sullivan
P-118 PASSED CONSENT	Requires Urban Separators to develop at one unit per acre and allows transfer at four units per acre	Irons
P-124 PASSED 7-5	Amends open space standards for 4-to-1 development	Phillips
Text 1 REPLACED  Text 1.1 PASSED CONSENT	PAO edit inserting "which are adopted herein by reference"	Sullivan
T-103 PASSED CONSENT	Reinserts reference to Transportation Needs Report	Sullivan
T-215 PASSED CONSENT	Retains 1994 text relative to transportation concurrency certificates	Irons, Phillips
T-319 PASSED CONSENT	Allows consideration of equestrian uses on unused rights-of-way	Irons

Voted Amendment	Description	Sponsor
Transportation text <b>PASSED CONSENT</b>	Corrects reference numbers and headings to sections in chapter and adds a necessary reference to the Transportation Needs Report	Sullivan
F-102/104 <b>PASSED CONSENT</b>	Special Purpose District and Utility provider involvement in planning for and providing services at local and regional levels	Vance
F-229/230/231 <b>PASSED 12-0</b>	Clarifies that ESA requirements will be implemented versus "evolving strategies"	Vance
F-233 <b>PASSED CONSENT</b>	Provides consistency with language in Regional Water System Plan by replacing the term "reclaimed" with "water reuse"	Miller
F-234 <b>PASSED CONSENT</b>	Evaluation of methods such as individual metering to promote water use efficiency	Hague
F-235 <b>PASSED CONSENT</b>	Clarifies that the UTRC will consider approved regional water resource plans	Vance
F-239 <b>PASSED 12-0</b>	Allows long-term septic system for redevelopment or expansion of existing uses in the urban area with vested land use applications	Von Reichbauer
F-239/240 <b>PASSED CONSENT</b>	Adds reference to exception to policy and moves a policy to a different chapter	Irons
F-242 <b>PASSED CONSENT</b>	Corrects policy reference from F-242 to F-243	Sullivan
F-243 <b>PASSED 10-2</b>	Allows sewers for public school facilities in Rural Area	Irons, Nickels, Hague
F-243.1 <b>WITHDRAWN</b>	The proposed amendment would only allow the extension of sewers to address health and safety problems threatening an existing use or structure in the Rural Area. It eliminates special treatment afforded to public schools allowing extension without regards to a health or safety problem.	Fimia
F-321 <b>PASSED CONSENT</b>	Corrects policy numbering error	Miller
F-324 <b>PASSED 13-0</b>	Moves text regarding collocation and visual impacts to separate new policies (F-334, 335, and 336).	Miller

Voted Amendment	Description	Sponsor
Chap. 7 Text PASSED 12-0	Clarifies that King County produces reclaimed water at highest treatment level consistent with DOE standards	Vance
New CP-603 PASSED 11-0	Ensures that zoning increases in May Creek Basin protect valued features within the basin.	Irons
CP-942 PASSED 13-0	Clarifies vesting date for industrial lands at Preston. Amendment revised: changed "May, 22, 1997" to "March 24, 1996"	Vance
I-107 Revised PASSED 13-0	Clarifies that monitoring in itself cannot ensure a no net loss of housing capacity while assuring that program will track potential density losses due to ESA implementation	Phillips, Sullivan
Implementation Text 1 PASSED CONSENT	Amend table regarding higher density residential zoning in community and neighborhood business centers	Irons
Introductory text PASSED 13-0	Inserts introductory text at beginning of the completed document outlining contents	Sullivan
Map Insertion PASSED 13-0	General maps that will be included in the final document	Sullivan

6

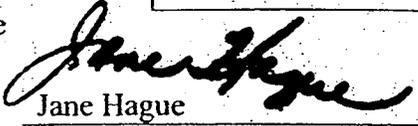
2000-0186  
Attachment A

Held or New  
Amendments

2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232

R-232

Ms. Hague requested to hold Non Consent  
Amendment R-232. Seeing no objection, the  
Chair deferred Non Consent Amendment R-  
232.



Sponsor:

Jane Hague

Proposed No.:

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-20, amend proposed Policy R-232 to read as follows:

R-232

Rural development standards shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, ground water protection, and resource based practices. These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public and private schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual.

**Effect:** The amendment removes the distinction between public and private schools.

**2/12/01 2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232**

Ms. Hague requested to hold Non Consent  
Amendment R-232. Seeing no objection, the Chair  
deferred Non Consent Amendment R-232.

8

2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232.1

R-232.1

Mr. von Reichbauer requested to hold Non  
Consent Amendment R-232.1. Seeing no  
objection, the Chair deferred Non Consent  
Amendment R-232.1.

Sponsor: Maggi Fimia  
Proposed No.: 2000-0186

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**AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE NO. 2000-0186, VERSION 2:**

On page 3-20, amend proposed Policy R-232 to read as follows:

R-232 Rural development standards shall be established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits, surface water management standards that emphasize preservation of natural drainage systems and water quality, ground water protection, and resource based practices. ~~((These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual))~~

**Effect:** The amendment removes special exception allowing public schools to exceed requirements that would not apply to other non-residential uses in the Rural Area.

2/12/01 2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-232.1

Ms. Fimia requested to hold Non Consent  
Amendment R-232.1. Seeing no objection, the  
Chair deferred Non Consent Amendment R-  
232.1.

9

01/03/2001

**2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-304.1**

**R-304.1**

The Chair deferred Non Consent Amendment  
R-304.1.

Sponsor: Maggi Fimia



1 **AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2000-0186,**  
2 **DATED September 19, 2000:**  
3

4 On Page 3-22, amend proposed Policy R-304 as follows:  
5

6 R-304 In the Rural Area, standards and plans for utility service should be consistent with  
7 long-term, low density development and resource industries. Utility facilities that  
8 serve the Urban Growth Area but must be located in the Rural Area (for example, a  
9 pipeline from a municipal watershed) should be designed and scaled to serve  
10 primarily the Urban Growth Area. Sewers needed to serve previously established  
11 urban "islands," rural cities or Rural Towns or ~~((now or))~~ existing public schools,  
12 shall be tightlined and have access restrictions precluding service to the Rural Area.  
13

14 **Effect:** The proposed amendment would not allow sewers to new schools proposed in the  
15 Rural Area.

**2/12/01 2000-0186 Attachment A Orange  
NON CONSENT AMENDMENT R-304.1**

Ms. Fimia requested to hold Non Consent  
Amendment R-304.1. Seeing no objection, the  
Chair deferred Non Consent Amendment R-  
304.1.

10

Ms. Sullivan moved Non Consent Amendment R-528.1A. The motion PASSED 7 to 4, Mr. von Reichbauer, Ms. Hague, Mr. Pullen and Mr. Irons voting "no", Mr. McKenna and Mr. Vance excused.

R-528.1A

*[Handwritten signature]*  
Sullivan  
2000-0186

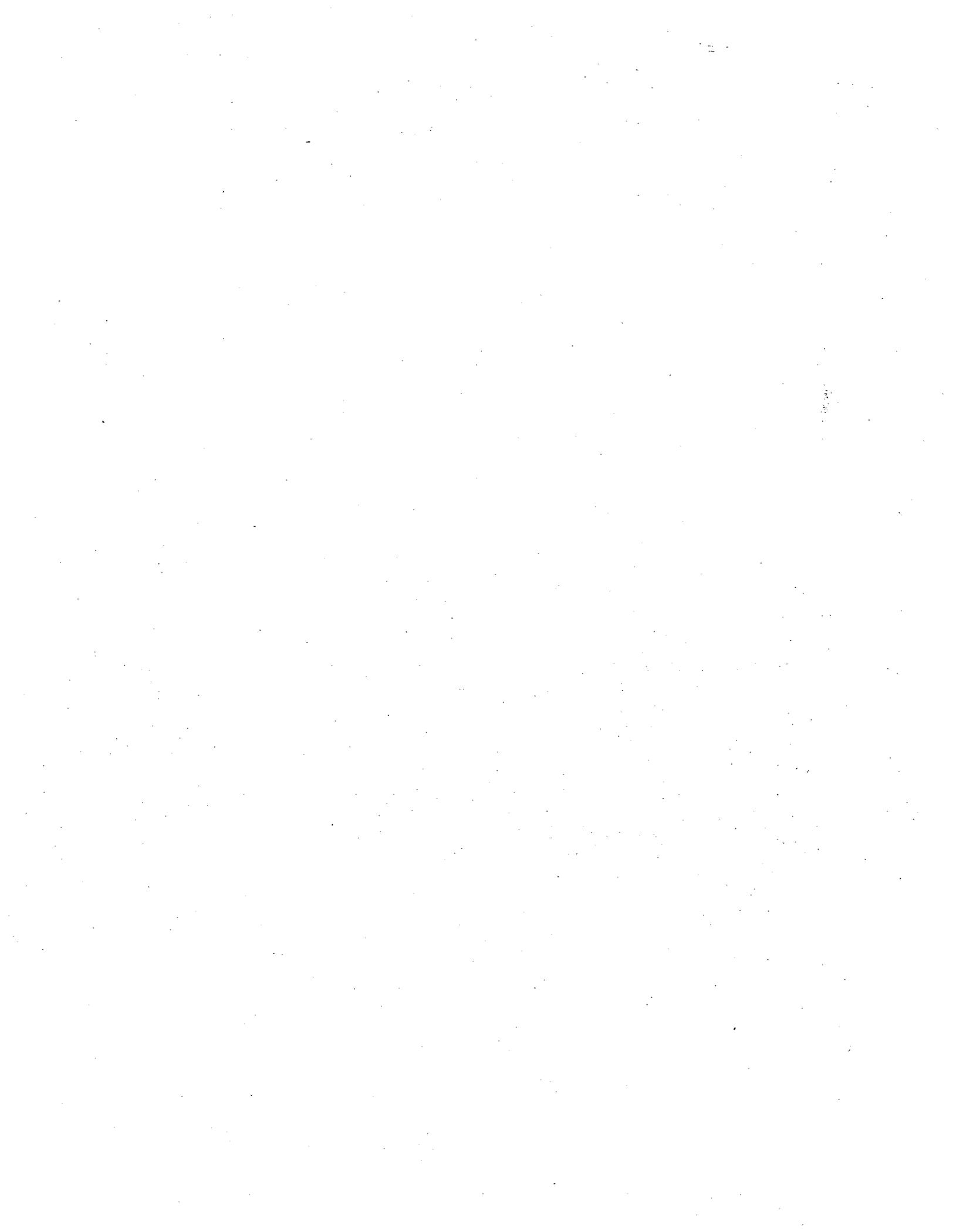
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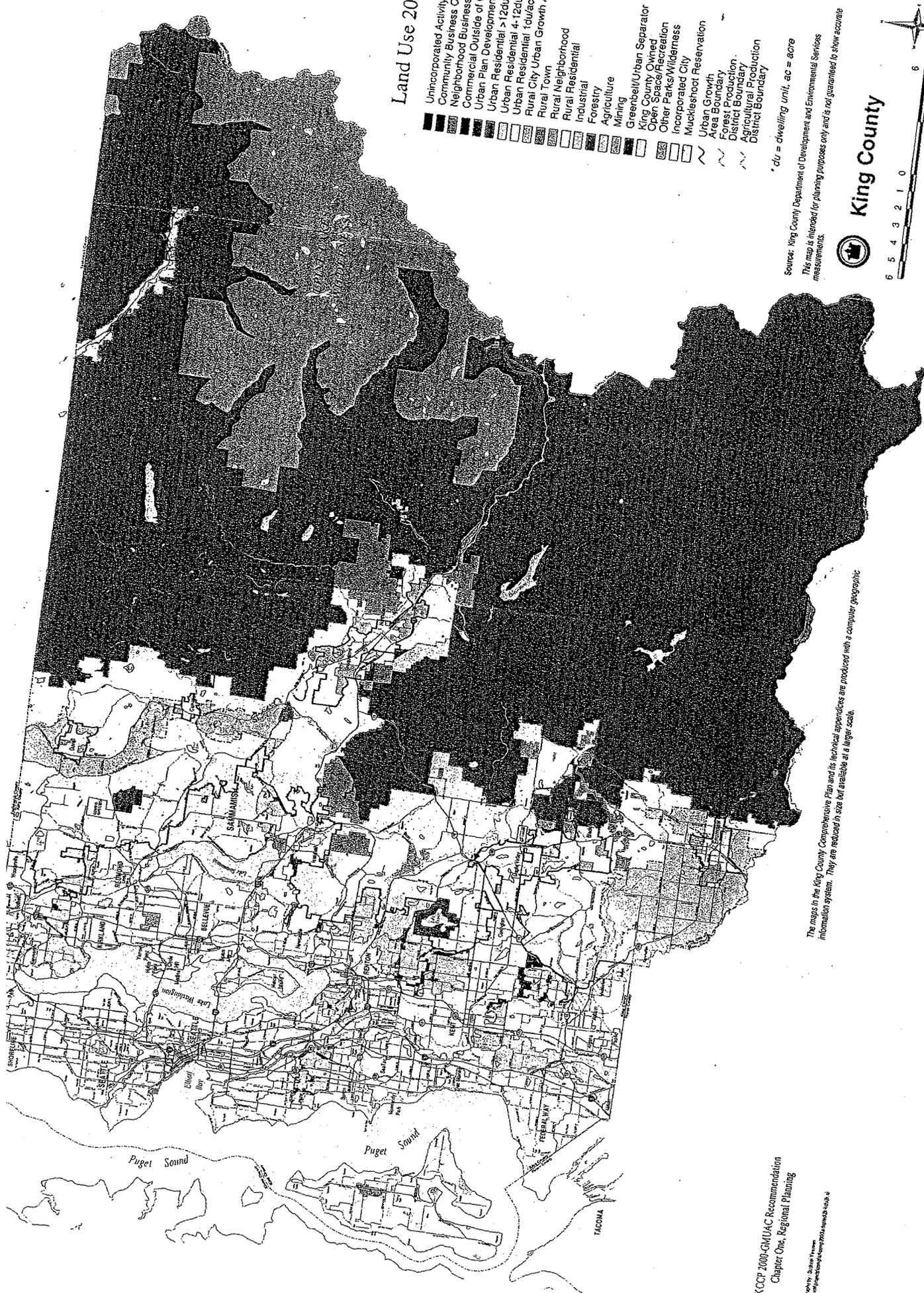
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1 AMENDMENT R-528.2 TO ATTACHMENT A OF PROPOSED ORDINANCE NO.  
2 2000-0186, VERSION 2:

3 On page 3-36, line 1741, amend proposed Policy R-528 by deleting the following  
4 language, "King County shall develop appropriate exceptions by public rule to the  
5 development moratorium for activities consistent with the long-term forest management of  
6 the site." and insert the following language "~~((King County shall develop appropriate  
7 exceptions by public rule to the development moratorium for activities consistent with the  
8 long term forest management of the site.))~~ The Executive will develop a list of allowable  
9 exceptions to the development moratorium on portions of the property that were not part of  
10 the harvest permit. These exceptions shall be included in the 2001 Comprehensive Plan  
11 Update."

12  
13 Effect: Proposed amendment would clarify that the moratorium does not affect portions  
14 of properties not a part of the harvest permit.





**Land Use 2000**

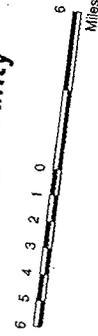
- Unincorporated Activity Center
- Community Business Center
- Neighborhood Business Center
- Commercial Business Center
- Commercial Outside of Centers
- Urban Plan Development
- Urban Residential >12du/ac
- Urban Residential 4-12du/ac
- Rural City Urban Growth Area
- Rural Town
- Rural Neighborhood
- Rural Residential
- Industrial
- Forestry
- Agriculture
- Mining
- Greenbelt/Urban Separator
- King County Owned Open Space/Recreation
- Other Parks/Wilderness
- Incorporated City
- Muckleshoot Reservation
- Urban Growth Area Boundary
- Forest Production
- District Boundary
- Agricultural Production
- District Boundary

\* du = dwelling unit, ac = acre

Source: King County Department of Development and Environmental Services  
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

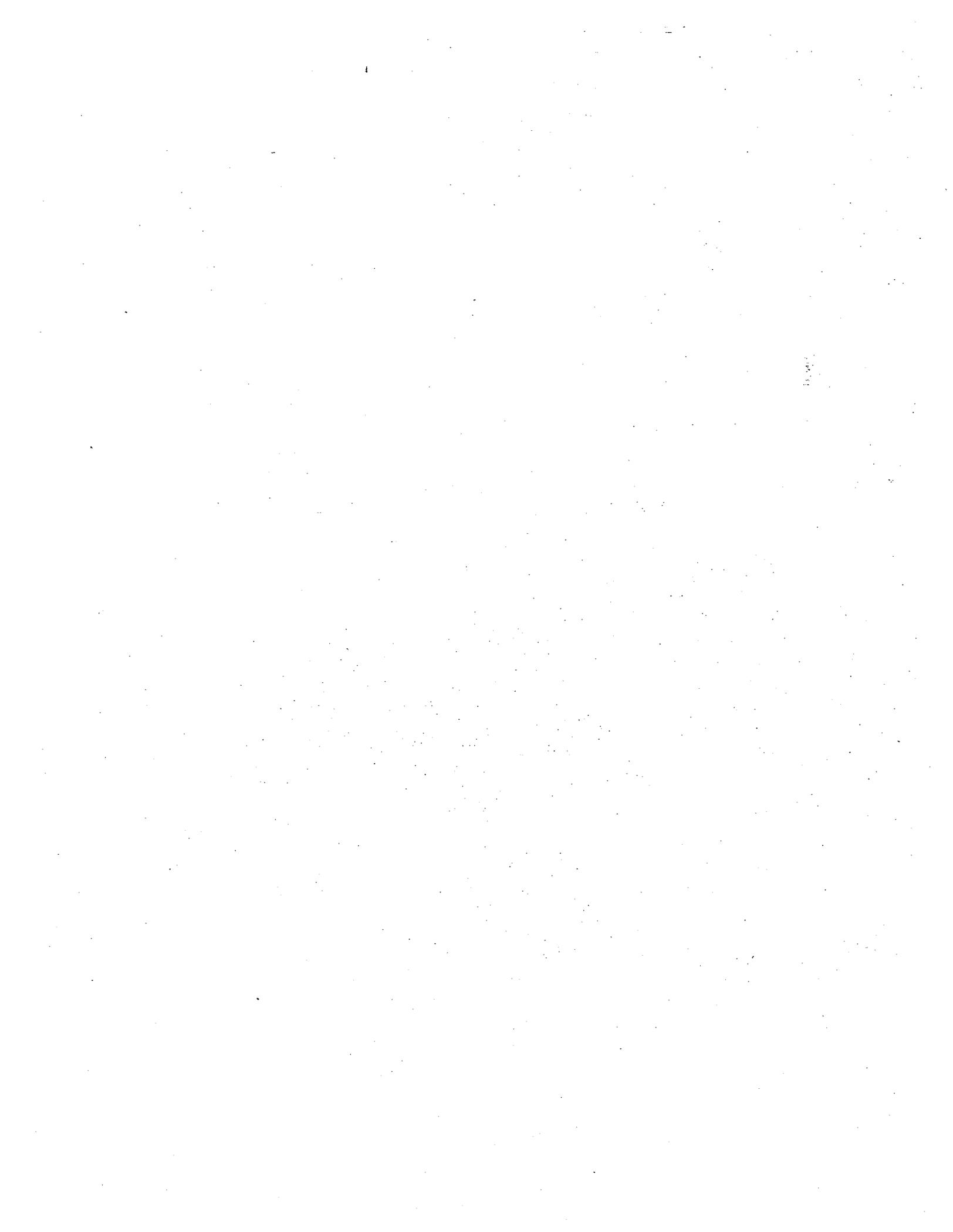


**King County**



January 2001

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.







Copyright by: Richard Thomas  
 www.richardthomas.com/2000-QM/JAC/UrbanComm.html



The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

### Urban Centers 2000

- ▭ Incorporated Areas
  - ▨ Mukleshoot Indian Reservation
  - Urban Growth Area Line
  - ~ Municipal Watershed Boundaries
  - Unincorporated Activity Center
  - ① White Center
  - ② Community Business Centers
  - ③ Neighborhood Business Centers
- |    |   |
|----|---|
| 1  | Benson Hill                                   |
| 2  | Boulevard Park                                |
| 3  | Fairwood                                      |
| 4  | Juanita-Woodinville Way/100th Ave. NE         |
| 5  | Kingsgate                                     |
| 6  | Kahanie                                       |
| 7  | Lea Hill                                      |
| 8  | North Lake Area                               |
| 9  | Parlier Lake                                  |
| 10 | Roxhill                                       |
| 11 | Salmon Creek                                  |
| 12 | Skyway  |
| 13 | Top Hat                                       |
| 14 |   |
| 15 | 116th Ave. N/NE 160th St.                     |
| 16 | Avondale Corner                               |
| 17 | Benson/SE 192nd St.                           |
| 18 | Beverly Park                                  |
| 19 | Cascade                                       |
| 20 | Jovita  |
| 21 | Juanita Drive/NE 122nd Pl.                    |
| 22 | Juanita Drive/NE 141st St.                    |
| 23 | Juanita-Woodinville Way/NE 145th St.          |
| 24 | Lake Geneva                                   |
| 25 | Marin Luther King Jr. Way/60th Ave.-64th Ave. |
| 26 | Mud Lake                                      |
| 27 | Puget Sound Jr. High Site                     |
| 28 | Rainier Ave. S/JS. 114th St.-S. 117th St.     |
| 29 | Spider Lake                                   |
| 30 | Unincorporated South Park                     |

Source: King County Department of Development and Environmental Services  
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.





# Community Action Strategies - Subarea Priority Ranking

-  Incorporated Areas
-  Unincorporated Urban Area
-  Muckleshoot Indian Reservation
-  Urban Growth Area Line

Improvement Priorities	
High Priority	Urban Retrofit Improvements A B C D
Medium Priority	New Capacity Improvements E F G H
Low Priority	A B C D E F G H

- (A) North Highline
- (B) West Hill
- (C) North Soos Creek
- (D) Juanita/Kingsgate
- (E) East Renton
- (F) East Federal Way
- (G) East Sammamish
- (H) Lea Hill

Source: King County Department of Transportation  
This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



King County

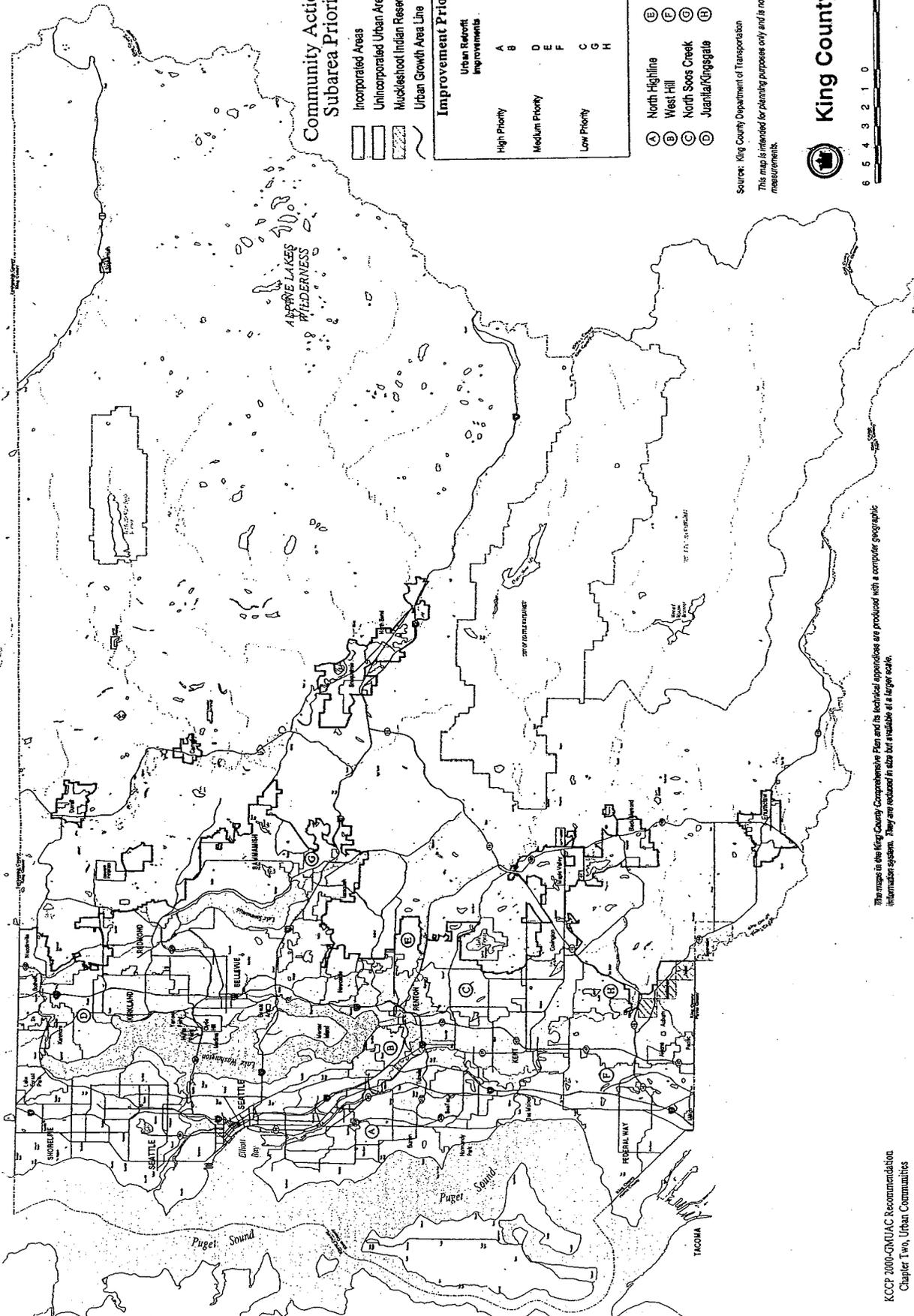


January 2001

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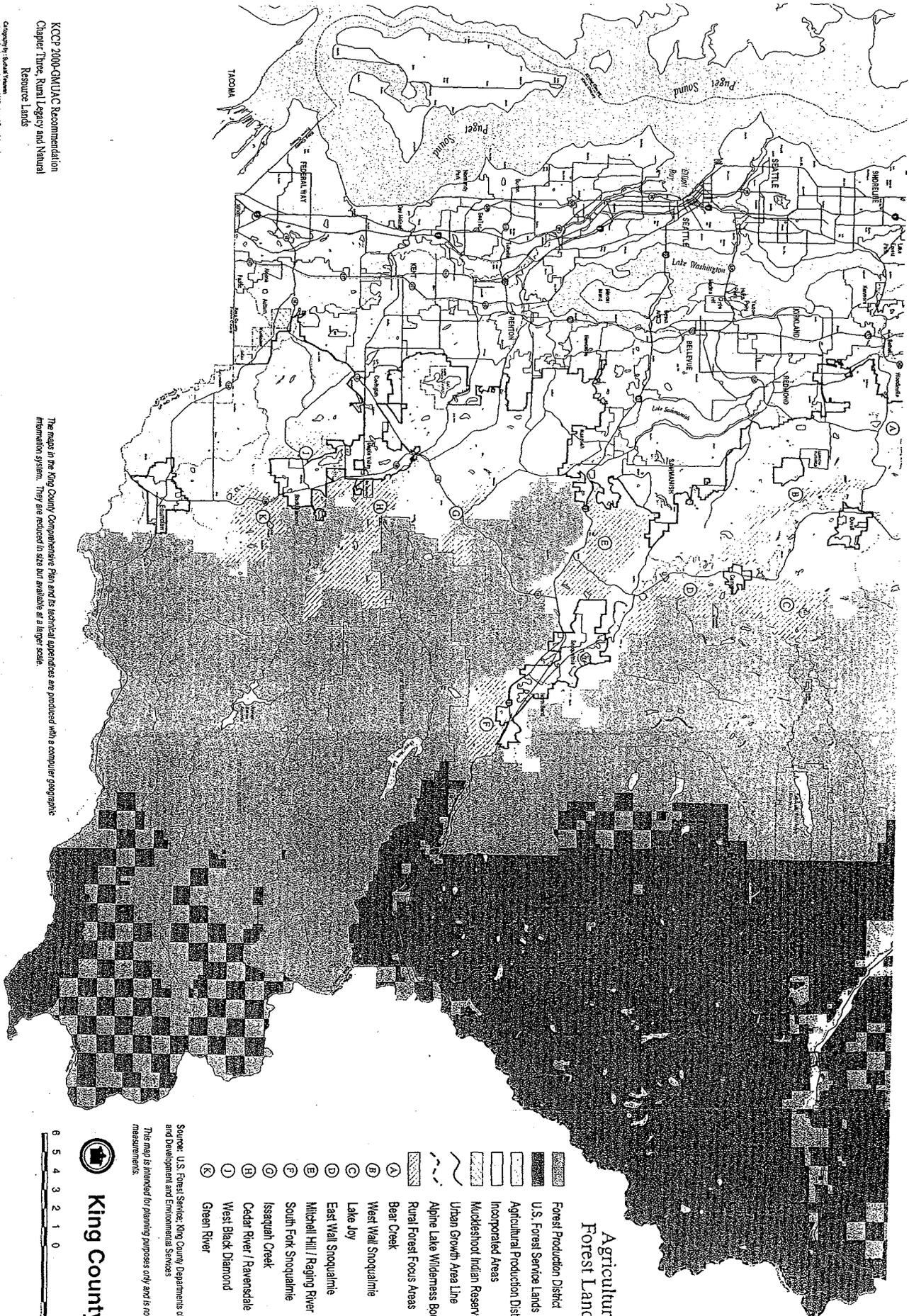
KCCP 2000-GNUAC Recommendation  
Chapter Two, Urban Communities

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http://www.kingcounty.gov/2000plan/2000plan.htm





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### Agricultural and Forest Lands 2000

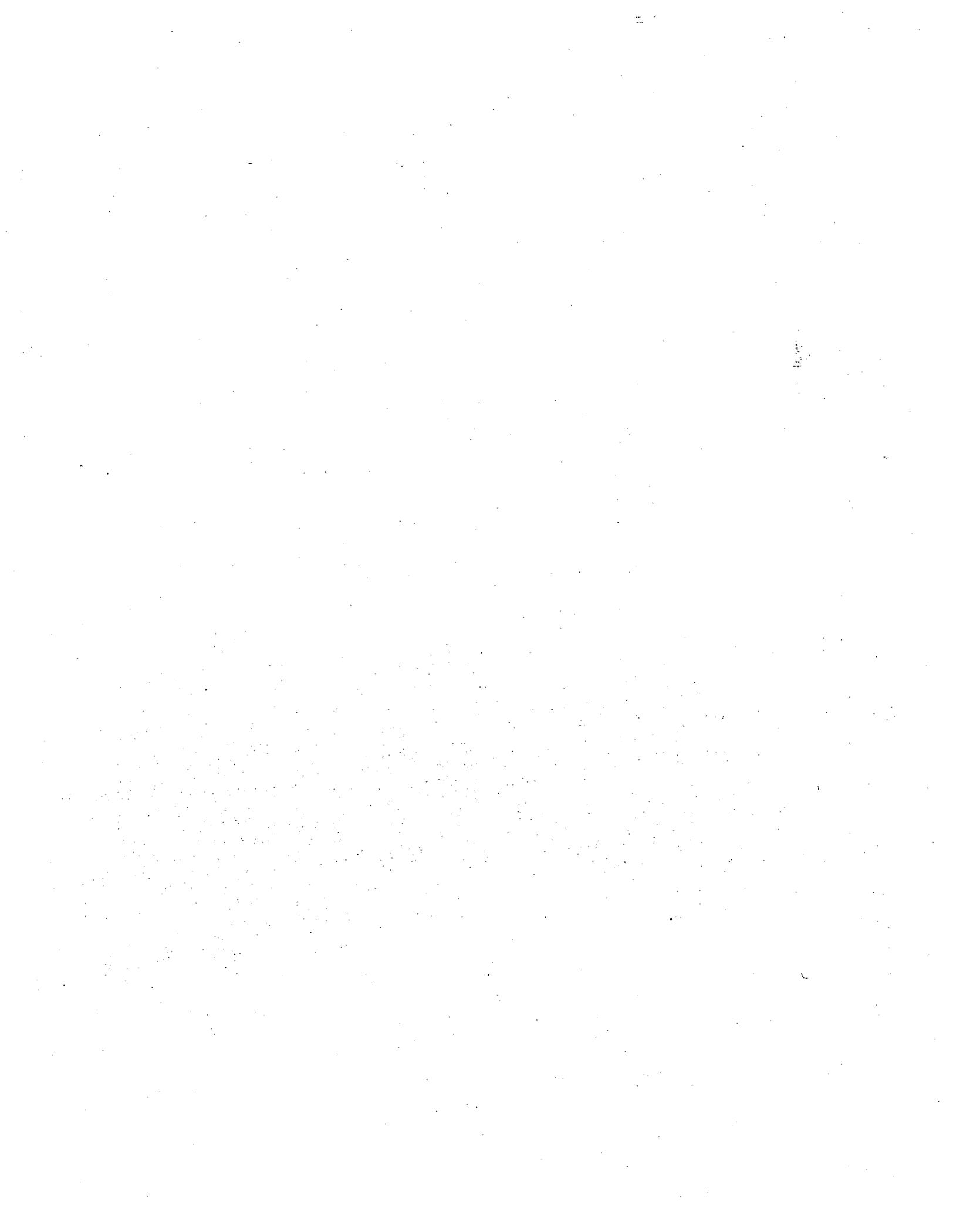
- Forest Production District
- U.S. Forest Service Lands
- Agricultural Production District
- Incorporated Areas
- Muckleshoot Indian Reservation
- Urban Growth Area Line
- Alpine Lake Wilderness Boundary
- Rural Forest Focus Areas
- A Bear Creek
- B West Wall Snoqualmie
- C Lake Jay
- D East Wall Snoqualmie
- E Mitchell Hill / Raging River
- F South Fork Snoqualmie
- G Issaquah Creek
- H Cedar River / Ravensdale
- I West Black Diamond
- K Green River

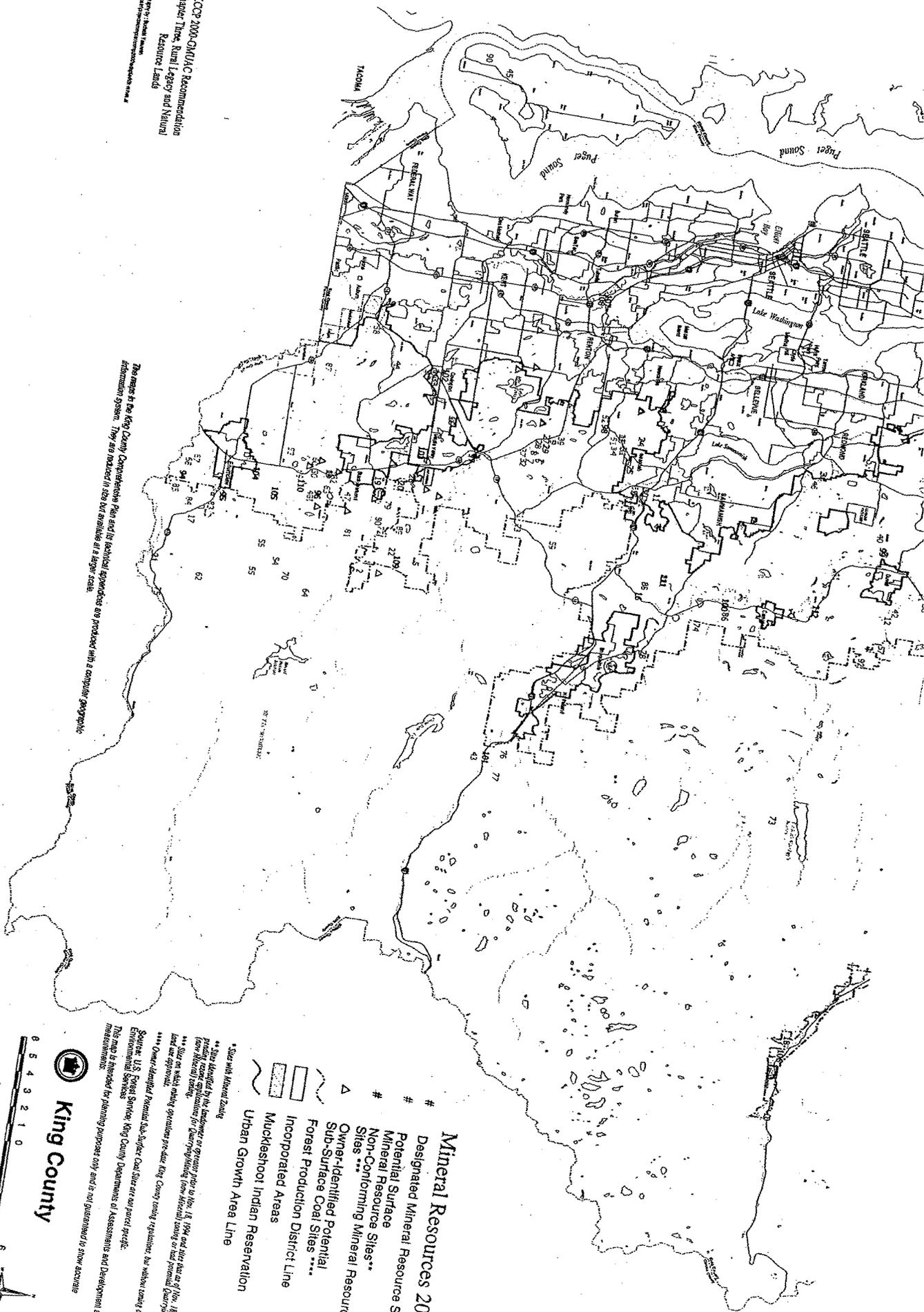
Source: U.S. Forest Service; King County Departments of Assessments, Natural Resources, and Development and Environmental Services  
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King County







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**King County**

0 5 4 3 2 1 0  
 Miles

January 2001

- Mineral Resources 2000**
- # Designated Mineral Resource Sites\*
  - # Potential Surface Mineral Resource Sites\*\*
  - # Non-Conforming Mineral Resource Sites\*\*\*
  - # Owner-Identified Potential Mineral Resource Sub-Surface Coal Sites\*\*\*
  - # Forest Production District Line
  - ▭ Incorporated Areas
  - ▭ Muckleshoot Indian Reservation
  - ▭ Urban Growth Area Line
  - ▭ Sites with Mineral Zoning

\* Sites identified by the landowner or operating prior to Nov. 18, 1994 and sites that are of Nov. 18, 1994 and later date, operating for quarrying/processing from mineral zoning or the potential quarrying/processing land use approval.

\*\* Sites on which mining operations pre-date King County zoning regulations, but without zoning or other approvals.

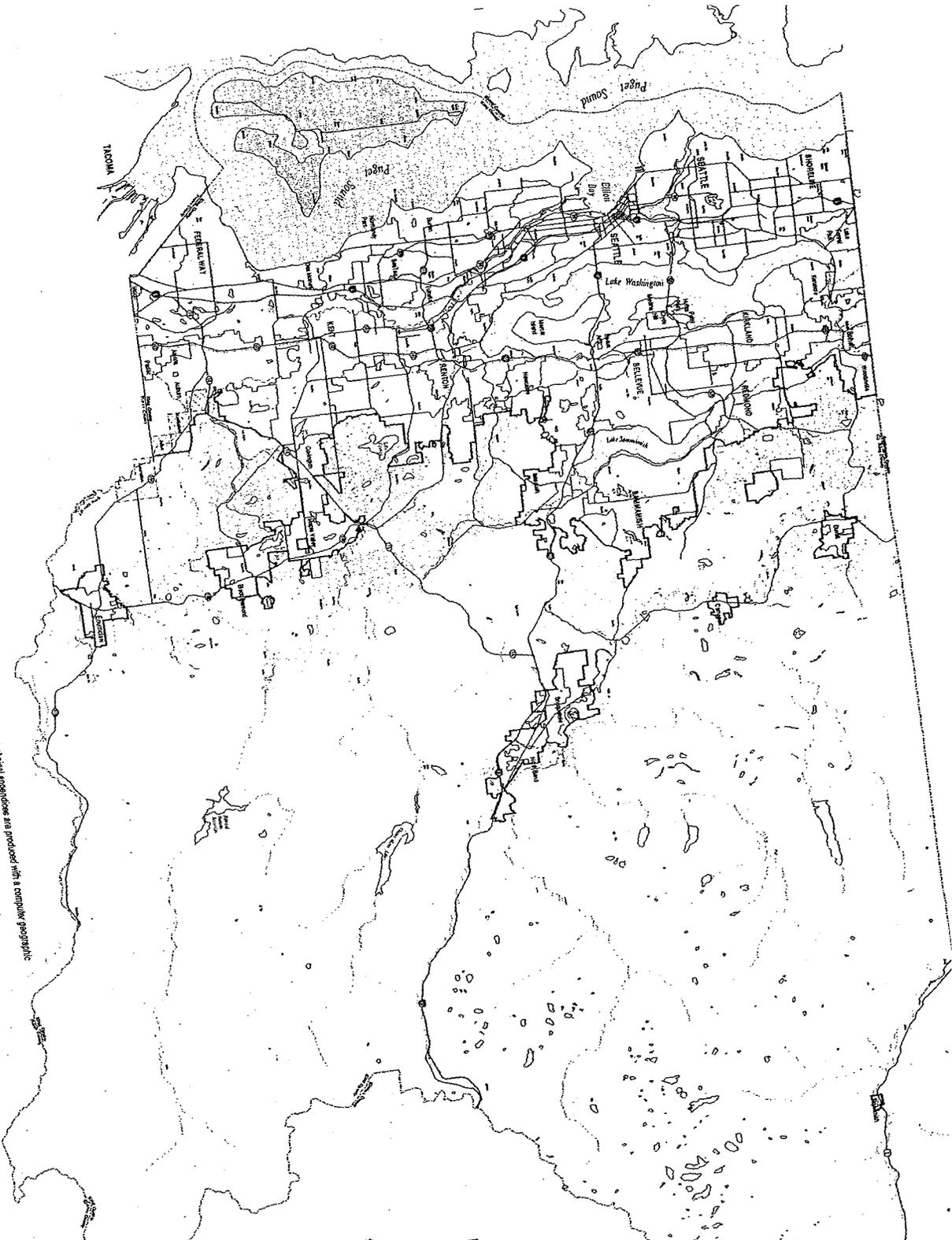
\*\*\* Owner-Identified Potential Sub-Surface Coal Sites are as per section 22.010.010 of the King County Zoning Ordinance.

\*\*\*\* U.S. Forest Service, King County Departments of Assessment and Development and Environmental Services.

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### Equestrian Communities 2000

-  Equestrian Communities
-  Incorporated Areas
-  Mukleshoot Indian Reservation
-  Urban Growth Area Line

Source: King County Department of Development and Environmental Services  
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



**King County**



January 2001

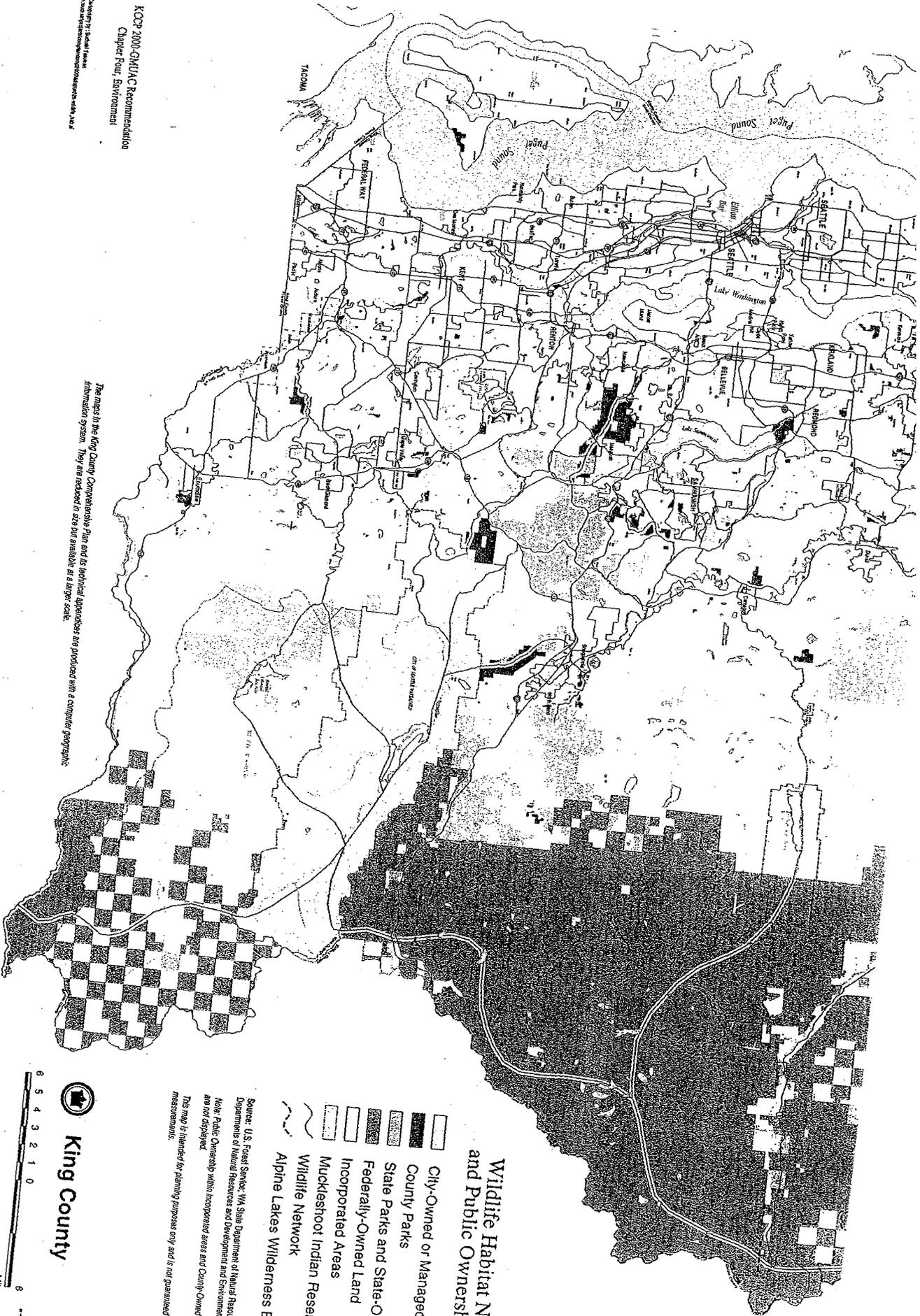






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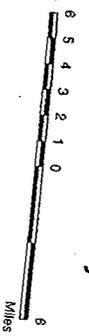


### Wildlife Habitat Network and Public Ownership 2000

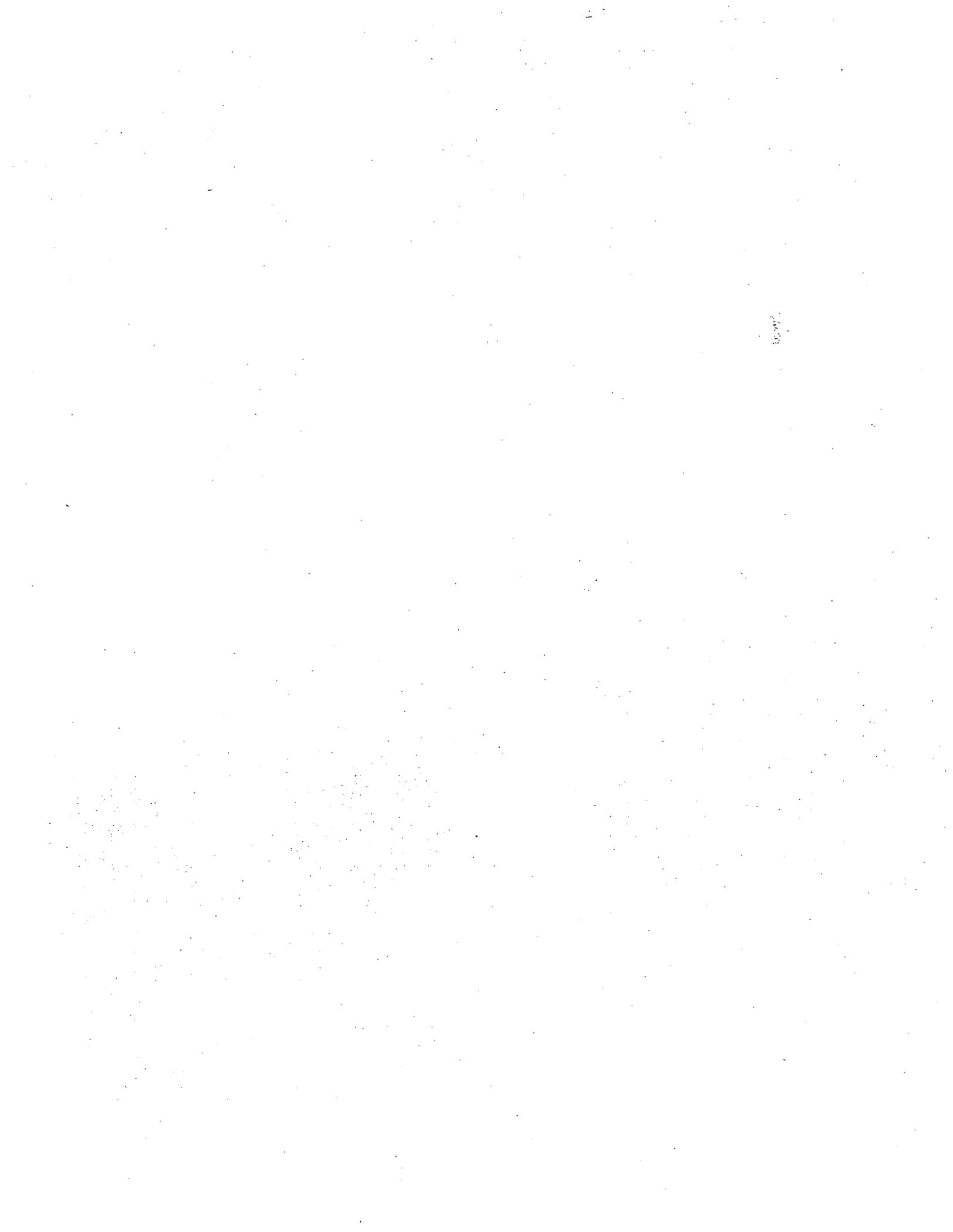
- City-Owned or Managed Land
- County Parks
- State Parks and State-Owned Land
- Federally-Owned Land
- Incorporated Areas
- Muckleshoot Indian Reservation
- Wildlife Network
- Alpine Lakes Wilderness Boundary

Source: U.S. Forest Service, WA State Department of Natural Resources, King County Departments of Natural Resources and Development and Environmental Services. Note: Public Ownership within incorporated areas and County-Owned Land and other than parks are not displayed.

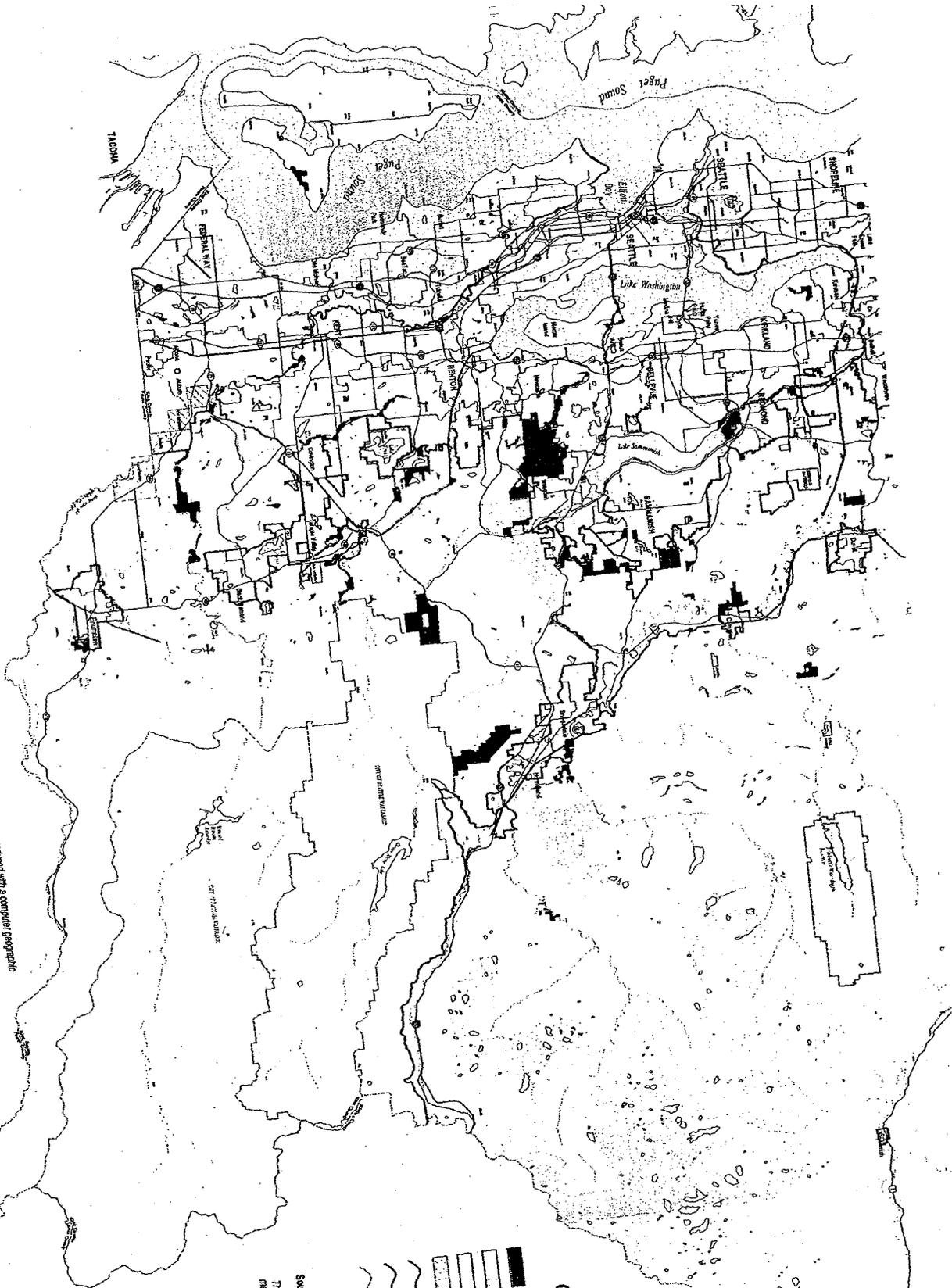
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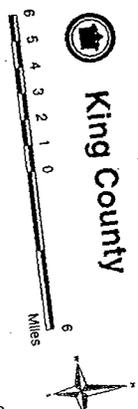
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.



### Parks and Open Space Systems 2000

-  King County Owned Open Space/Recreation
-  Other Parks / Wilderness
-  Incorporated Areas
-  Muckleshoot Indian Reservation
-  Trails
-  Urban Growth Area Line
-  Municipal Watershed Boundaries

Source: King County Parks and Cultural Resources Department  
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.







KCCP 2000 OIAIAC Recommendation  
 Chapter Six, Transportation

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**Transportation Service Areas 2000**

- Transportation Service Area 1
- Transportation Service Area 2
- Transportation Service Area 3
- Transportation Service Area 4
- Transportation Service Area 5
- Incorporated Areas
- ▨ Mukleshoot Indian Reservation
- Urban Growth Area Line
- ~ Municipal Watershed Boundaries

Source: King County Department of Development and Environmental Services (DDSES)  
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

**King County**

0 1 2 3 4 5 Miles

January 2001

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# King County Comprehensive Plan 2000 Technical Appendices

The following Technical Appendices are supporting documentation to the 2000 King County Comprehensive Plan. These appendices implement requirements of the Growth Management Act, RCW 36.70A.070 and RCW 36.70A.110.

## **TECHNICAL APPENDIX A: Capital Facilities**

- I. Introduction
- II. State Requirements
  - A. Growth Management Act Goals and Requirements
  - B. GMA Definitions
  - C. State Department of Community Development Procedural Criteria
  - D. King County Countywide Planning Policies
- III. Range of Facilities and Services
  - A. Facilities & Services Provided by King County
    1. General Government
    2. Parks, Recreation & Open Space
    3. Surface Water Management
    4. Solid and Moderate Risk Waste and Recycling
    5. Sanitary Sewer Collection & Treatment
    6. Health & Human Services
    7. Law Safety and Justice
    8. Transportation
  - B. Facilities & Services Provided by other Entities
    1. Drinking Water Supply
    2. Sanitary Sewer Collection & Treatment
    3. Schools
    4. Fire Protection
    5. Libraries
    6. Electric, Gas and Telecommunications

## **TECHNICAL APPENDIX B: Public Participation**

- I. Introduction
- II. Mechanisms for Public Participation
- III. Chronology of Public Involvement
  - A. Public Access to the KCCP 2000 Update Process

- B. 1999 Docket Report
- C. SmartGrowth Citizens Advisory Committee
- D. Media Advisories and Press Releases
- E. Public Meeting Announcements
- F. Public Meetings
- G. Unincorporated Area Council Meetings
- H. Community Organizations and Stakeholder Groups
- I. Supplemental Environmental Impact Statement 2000 Process

Each  
Plan

2000

# **Technical Appendix A**

# **Capital Facilities**



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# **I. Introduction**

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The capital facilities element of the King County Comprehensive Plan is comprised of two parts--the Facilities and Services section contained in Chapter 7 of the Plan and the Technical Appendix.

The Facilities and Services section of the plan identifies the key issues regarding planning for and financing of capital facilities to serve the needs of existing and new residents. Included are discussions and specific policies directing how King County should meet its capital facilities responsibilities.

This Technical Appendix to the Facilities and Services section consists of a review of the current status of planning and financing in King County for a broad range of facilities and services. The range of facilities and services includes the "full range" identified in the GMA. The facilities are organized into two sections, those owned by King County and those owned by other entities.

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## **II. State Requirements**

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The development of this Technical Appendix was guided by an integrated set of state and local policies and plans. The Facilities and Services section of the Comprehensive Plan, which includes this Technical Appendix, implements the requirements of the directives listed below. These requirements are met in the documents referenced in Section III.

### **A. Growth Management Act Goals and Requirements**

The Growth Management Act [(GMA)(RCW 36.70A.020)], states as a goal: "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

The GMA requires that comprehensive plans include a capital facilities plan element consisting of:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element are coordinated and consistent.

## **B. GMA Definitions**

The GMA provides the following definitions to be considered in the capital facilities element of comprehensive plans:

- Public Facilities, including streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.
- Public Services, including fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.
- Urban Governmental Services, including those governmental services historically and typically delivered by cities, which include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

## **C. State Department of Community Development Procedural Criteria**

*The Procedural Criteria for Adopting Comprehensive Plans and Development Regulations, 1992*, clarify the above-described requirements by saying that the capital facilities element should serve as a check on the practicality of achieving other elements of the plan. The following steps are recommended in preparing the capital facilities element:

- Inventory of existing capital facilities showing locations and capacities, including an inventory of the extent to which existing facilities possess presently unused capacity. Capital facilities involved should include water systems, sanitary systems, storm-water facilities, schools, parks and recreational facilities, police and fire protection facilities.
- The selection of levels of service or planning assumptions for the various facilities to apply during the planning period (twenty years or more) and which reflect community goals.
- A forecast of the future needs for such capital facilities based on the levels of service or planning assumptions selected and consistent with the growth, densities and distribution of growth anticipated in the land use element.
- The creation of a six-year capital facilities plan for financing capital facilities needed within that time frame. Projected funding capacities are to be evaluated, followed by the identification of sources of public or private funds for which there is reasonable assurance of availability. The six-year plan should be updated at least biennially so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

## **D. King County Countywide Planning Policies**

The GMA (RCW 36.70A.210) requires counties and the cities to coordinate developing and adopting a set of mutually agreed upon planning policies to guide the development of local comprehensive plans. In response to this requirement, elected officials representing the county and the cities and towns of King County joined together to cooperatively develop and adopt the King County Countywide Planning Policies.

The Countywide Planning Policies provide a framework for developing the comprehensive plans in King County. The framework provides a mechanism for achieving consistency among comprehensive plans. Jurisdictions must develop comprehensive plans according to policies addressing capital facilities issues, including siting of facilities and the timing and phasing of land development in concert with facilities and services.

The Countywide Planning Policies adopted by the King County Council call for jurisdictions to define the full range of urban services and how they plan to provide them (CO-1). Jurisdictions must identify the services needed to achieve adopted service levels. Timeliness for constructing needed services shall be identified (FW-26). The countywide development pattern must include sufficient supply of quality places for housing, employment, education, recreation, and open space and the provision of community and social services (FW-20).

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# **III. Range of Facilities and Services**

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## **A. Facilities & Services provided by King County**

### **1. General Government**

The Capital Improvement Budget is divided into five program categories.

- The Law, Safety, and Justice Program includes capital improvements to facilities housing the operation of the King County Superior Court, King County District Courts, the King County Prosecuting Attorney, and the Departments of Adult Detention, Public Safety, and Youth Services.
- The Physical Environment and Resource Management Program includes CIP projects for Solid Waste and Surface Water Management facilities.
- Ongoing capital improvements, acquisition and new development efforts for the County Park System and the 1% for Art Program.
- The Transportation Program includes CIP projects for the King County International Airport, and County Streets and Roads.
- The General Government Services Program includes capital improvements for the King County Courthouse and Administration Building complex and for all outlying County facilities as well as Harborview Hospital and Health Clinics.

For more information please see the current adopted version of King County's Space Needs Analysis. Developed by the Office of Capital Planning and Development, the Space Needs Analysis contains a thorough inventory of existing general government facilities and the conditions of the buildings owned by King County.

### **2. Parks, Recreation & Open Space**

A current inventory of King County Park Sites and Facilities is on file in the Parks Department. For more information please see the current adopted King County Park, Recreation and Open Space Plan and the Six Year Parks Capital Improvement Program found in the King County Budget.

### **3. Surface Water Management**

The inventory of existing facilities is on file at the King County Department of Natural Resources' Water and Land Resources (WLR) Division. For additional information please see the current adopted version of the King County Surface Water Design Manual and the Capital Improvement Budget.

In addition the WLR Division has adopted the following functional plans and regulations: the Coal Creek Basin Plan, Soos Creek Basin Plan, Covington Master Drainage Plan, Bear Creek Basin Plan, Lower Cedar River Basin and Nonpoint Pollution Action Plan, Issaquah Creek Basin and Nonpoint Pollution Action Plan, May Creek Basin and Nonpoint Pollution Action Plan, Surface Water Design Manual, Flood Hazard Reduction Plan, East Lake Sammamish Basin and Non-point Action Plan, Hylebos Creek and Lower Puget Sound Basin Plan, and the Water Quality Ordinance.

### **4. Solid and Moderate Risk Waste and Recycling**

The Department of Natural Resources Solid Waste Division manages all county-owned solid waste handling facilities and recycling programs. An inventory of facilities is available at the Solid Waste Division.

The functions of the solid waste transfer and disposal system are funded through user fees, bonds, grants and reserve accounts. Funding for landfill projects are collected over the life of the landfill, including funds for closure and post-closure projects. Funding for transfer station expansion and equipment replacement is also collected over the projected life of transfer facilities. Financing for the Solid Waste Capital Improvement Program comes primarily from pay-as-you-go and Councilmanic bond financing backed by user fees of the County's solid waste facilities.

For additional information please see the current adopted versions of the King County Comprehensive Solid Waste Management Plan (CSWMP) and Local Moderate Risk Waste Management Plan (LMRWMP).

### **5. Sanitary Sewer Collection & Treatment**

The Wastewater Treatment Division of the Department of Natural Resources currently operates the sewer treatment system for most of west King County, including the City of Seattle, and small portions of south Snohomish County. The system consists of sewage facilities including main trunk interceptor sewers, pumping stations and treatment plants. An updated inventory of facilities is available in the King County Regional Wastewater Services Plan.

The Wastewater Treatment Division finances its capital program through the issuance of revenue bonds, with the proceeds of federal and state grants and loans, and with revenues of the sewer system. It is estimated that these sources are sufficient to meet all currently planned facility construction. Coupled with the amendment to the Comprehensive Plan, a financing plan for all new facilities will be approved.

For more information please see the current adopted version of the King County Regional Wastewater Services Plan which is an amendment to Metro's Comprehensive Water Pollution Abatement Plan.

## **6. Health & Human Services**

### **a) Alcoholism/Substance Abuse Treatment**

The Division of Mental Health, Chemical Abuse and Dependency Services operates the Cedar Hills Treatment Facility. For more information see the division's Operational Master Plan.

### **b) Public Health**

The County Department of the Seattle-King County Public Health Department (SKCPHD) is charged with protecting the health and well-being of King County citizens residing outside of the City of Seattle through prevention, intervention, education and regulation. Please see the Master Plan for Seattle-King County Public Health Facilities for an inventory of facilities, forecast of future needs and a finance plan.

### **c) Medical Examiner**

The Medical Examiner Division of the Seattle-King County Health Department investigates all sudden and unexpected, violent and suspicious deaths which occur in King County. For more information on the facility please see the King County Space Plan, Phase I: Operational Master Plan (OMP). A Facilities Master Plan for the Medical Examiner's Division evaluates requirements for future capital facility needs. Future finance plans will be developed to the extent major capital projects are recommended.

### **d) Emergency Medical Services**

The King County Emergency Medical Services Division is responsible for coordinating all aspects of emergency medical services in King County and developing, implementing and administering a mobile intensive paramedic care services program in cooperation with King County fire districts, municipal fire departments, and hospital providers. The Emergency Medical Services are regional. For more information, please see the Emergency Medical Services Master Plan.

### **e) Harborview Medical Center**

Harborview Medical Center, the public health hospital for the region, operates trauma and burn centers; functions as the home base for Airlift Northwest; serves as the research and teaching facility for the University of Washington; manages the King County AIDS Clinic; and provides ambulatory and emergency room care. The services provided by the Harborview Medical Center are regional. For more information please see the Harborview Medical Center Long Range Capital Improvement Program Plan.

### **f) Human Services**

The Department of Human Services is responsible for planning, management, fiscal accountability and service delivery for programs of the Mental Health

Division, Community Services Division, Developmental Disabilities and the Office of Public Defense. The Department does not own or operate capital facilities. Where applicable, King County distributes the federal and state funds to the various independently operated programs that are responsible for their own facilities. A list of contracts and programs that the Department of Human Services supports is available at the King County Department of Human Services.

## **7. Law Safety and Justice**

The following sections address the Regional Justice Center and the Law, Safety and Justice Agencies which include the Corrections and Detention, Prosecuting Attorney Office, Office of Public Defense, District Court, Department of Public Safety, Department of Judicial Administration, Superior Court and Department of Youth Services. The sections are further categorized by regional and local functions.

### **Regional Services**

#### **a) The Regional Justice Center**

The agencies included in the Kent Regional Justice Center are the Prosecuting Attorney, the Public Defense, Superior Court, Public Safety, District Court, and Judicial Administration. The complex houses detention beds, courtrooms and office space, is located in the City of Kent in southeast King County. The Phase II Regional Justice Center will be located in Northeast King County. For more information please see current adopted version of the Facilities Program Plan and the Facilities Master Plan for the King County Law, Safety and Justice.

#### **b) Corrections and Detention**

The King County Department of Adult Detention operates three facilities for housing inmates at the King County Correctional Facility and the Work Release Facility in the Courthouse. The Health Department operates the North Rehabilitation Facility for inmates with less serious offenses. For more information please see the Facility Program Plan and the Regional Justice Center Facility Master Plan.

#### **c) Prosecuting Attorney**

For information on the Prosecuting Attorney's office please see the Law, Safety and Justice Facilities Map, the Facility Master Plan and the Facility Program Plan.

#### **d) Judicial Administration**

The Department of Judicial Administration serves as the Clerk's Office to the King County Superior Court and operates a full service branch office at the King County Regional Justice Center. The Department of Judicial Administration will increase office space in the Regional Justice Centers, the King County Courthouse and other locations throughout the County as outlined in the Facility Master Plan. Refer to the Facility Program Plan for the current space allocation and financing plans.

e) **Superior Court**

The Superior Court occupies space at the King County Courthouse, the Department of Youth Services and Harborview Medical Center. For more information please see the Facility Program Plan and the Facility Master Plan for the Regional Justice Center.

f) **Department of Youth Services**

The Department of Youth Services operates a youth detention facility in the Seattle Central District. The Department of Youth Services also occupies non-detention space. The Department of Youth Services has no plans for any major capital projects and, therefore, does not have a financing plan.

### **Local Law, Safety & Justice**

g) **District Courts**

Currently, the King County District Court owns or leases eleven facilities. For more information please see Law, Safety and Justice Facilities Map. The forecast for staffing requirements is driven by expected workload. The staffing requirements are then translated into space needs. For more information please see the Facility Master Plan, the Facility Program Plan and the Regional Justice Center financing plan.

h) **Public Safety**

The King County Department of Public Safety is primarily responsible for the public safety of unincorporated King County. The Facility Master Plan forecasts staffing for the department and relates staff to the expected staffing increases. Please refer to the Facility Program Plan for the staffing and space allocation. The amount of space at the precincts will depend on the size of the service area and changing operational requirements.

Please refer to the section entitled Regional Justice Center part d for relevant financing details concerning the Department of Public Safety space in the Regional Justice Center. The Facility Program Plan for the King County Regional Justice Center contains details concerning the cost of space for Department of Public Safety. Space needs for the Department of Public Safety outside of those included in the Regional Justice Center will be funded through the annual process to prioritize and fund capital improvement projects.

### **8. Transportation**

Please refer to the current adopted version of the King County Transportation Needs Report, the King County Six-Year Transit Plan and the Transportation Inventory on file at the Transportation Planning Division.

## **B. Facilities and services provided by other entities:**

King County has some existing processes for collecting the information required by the GMA for facilities and services. There are many special districts in King County that provide services for either water, sewer, schools, or fire. King County Code 13.24 requires certain water and sewer utilities to complete a comprehensive plan. The comprehensive plan requirements for each type of facility differ somewhat. In general, they must all inventory facilities, projected needs, determine capacity, and provide capital improvement programs. King County has a Utilities Technical Review Committee (UTRC) that reviews and approves water and sewer plans and the School Technical Review Committee (STRC) that reviews and approves school plans. There are no such requirements for fire districts or libraries.

### **1. Drinking Water Supply**

County citizens receive potable water from a variety of sources. These sources are classified as either private or public water systems. Private water systems serve only a single connection and usually consist of a well used for a single home. There are approximately 12,000 private water systems in King County.

Public water systems contain more than one connection. These systems are managed by:

- homeowners;
- private, non-profit organizations and corporations such as homeowners' associations;
- private, for-profit companies; and
- municipalities such as cities and water districts.

Public water systems are further classified by size. A public water system is classified as a *Group B* system if, in general, it serves from 2 to 14 connections. About 1,700 *Group B* public water systems currently operate in King County. In general, a *Group A* system serves 15 or more connections. There are 217 *Group A* public water systems in the county.

#### **Most Citizens Served by Seattle Public Utilities**

The City of Seattle, through the Seattle Public Utilities, provides potable water for approximately 1,300,000 people, either through direct service or the sale of water to 27 other water utilities. The remaining King County population, about 400,000 people, obtains their potable water from approximately 14,000 other public and private systems. The reason for the tremendous number of water systems with small numbers of connections is largely historical. At the time when many of these systems were developed there were no other viable options for water service. Over time, a regional network of inter-connected systems has been developed in many parts of the county. Although the regional network is not complete, many areas of the county can now be served without the need to form new water systems. The number of water systems has been decreasing recently and will likely continue to do so as smaller systems are consolidated into larger ones.

### King County Regulatory Role in Water Supply

King County is not a water utility and does not supply potable water to citizens. Instead, King County has certain regulatory authority for Group A and Group B water systems that operate in unincorporated King County. The Seattle-King County Department of Public Health must approve any construction for small Group B systems (from 2 to 9 connections) and must review required water quality test results.

Several state agencies also have a role in regulating water utilities. The Washington State Department of Ecology issues water rights, which allow waters of the state (surface and ground water) to be appropriated for public benefit. A water right is required for any water utility with 7 or more connections. The Washington State Department of Health regulates drinking water quality for Group A systems and Group B systems with 10 to 14 connections.

Group A systems that are expanding are required to prepare water system comprehensive plans every six years for approval by the Washington State Department of Health. If those expanding Group A systems operate in unincorporated King County, the plans are also required to be approved by King County. The table below identifies the 41 water utilities that are required to plan for King County. The King County approval process consists of two steps, (1) review of the comprehensive plan by the Utilities Technical Review Committee, an inter-departmental staff group, and (2) approval by ordinance by the Metropolitan King County Council and King County Executive. The plans and their approving ordinances, and related plan review information, are available for inspection by the public by contacting the Chair of the Utilities Technical Review Committee at (206) 296-1952.

### Water Utilities Required to Plan for King County

Ames Lake Water Association	King County Water District 117
Auburn, City of	King County Water District 119
Bellevue, City of	King County Water District 123
Black Diamond, City of	King County Water District 125
Bryn Mawr-Lakeridge Water & Sewer District	Lakehaven Utility District
Burton Water Company	Fall City Water District
Carnation, City of	Mirrormont Services
Cedar River Water and Sewer District	North Bend, City of
Coal Creek Utility District	NE Sammamish Sewer & Water District
Covington Water District	Northshore Utility District
Diamond Springs Water Association	Redmond, City of
Duvall, City of	Renton, City of
Enumclaw, City of	Sallal Water Association
Heights Water System	Sammamish Plateau Water & Sewer District
Highline Water District	Seattle, City of
Issaquah, City of	Snoqualmie, City of
Kent, City of	Soos Creek Water and Sewer District
King County Water District 19	Tacoma, City of
King County Water District 20	Union Hill Water Association
King County Water District 90	Woodinville Water District
King County Water District 111	

In addition, if a water system operates in the right-of-way of a King County road (i.e., if a system's water main runs along the road), then a franchise is required. A franchise is an agreement between King County and the water system stipulating the conditions that must be met by the water system in order for it to operate in King County right-of-way. The County must approve any construction work proposed by a franchised utility in King County right-of-way.

### **Water and the King County Permitting Process**

If your property is in unincorporated King County and you want to undertake development activity, you will need to obtain approval from the King County Department of Development and Environmental Services (DDES). DDES will coordinate review of applications for building permits, subdivisions, rezones, and lot line adjustments and will require information demonstrating that water is available to serve the property. If you are proposing to obtain water from a private water system (a well connected to a single home), you will need at least five acres of property located in a Rural-designated area (as opposed to inside the Urban Growth Area). A private water system on five acres of property is allowed within the Urban-designated area only if public water cannot be provided in a timely and reasonable manner. However, any property owner receiving permission to put a private system in an Urban area must agree to connect to a public water system when public water is available. In all cases, you will need approval of the private well from the Seattle-King County Department of Public Health.

If you are proposing to obtain water from a public water system, then you need to obtain a certificate of water availability from the public water system. The certificate demonstrates that the public water system has water available to serve the new connection or connections being proposed. Sometimes a public water system is limited in its ability to provide water to new connections because of supply, water right or infrastructure limitations. In such cases, the water system may declare a moratorium on new connections and may not issue new certificates of water availability. Several water utilities in the county have declared moratoria over the past several years, including Covington Water District, King County Water District 111, Sammamish Plateau Water and Sewer District, and King County Water District 19.

### **Public Water System Coordination Act**

RCW 70.116, the Public Water System Coordination Act, has been used by King County in the past to establish four planning areas -- East King County, Skyway, South King County, and Vashon. King County, the Washington State Department of Health, and water utilities have developed a Coordinated Water System Plan (CWSP) for each of these four areas. The plans establish service areas, provide water demand forecasts, and discuss minimum water system design requirements. Water system plans prepared by individual water utilities, such as those listed in the table above, must be consistent with all applicable CWSPs. The CWSPs and their approving ordinances, and related plan review information, are available for inspection by the public by contacting the Chair of the Utilities Technical Review Committee at (206) 296-1952.

## **2. Sanitary Sewer Collection & Treatment**

In general, public sewers are required in the urban area and prohibited in the rural area, where on-site wastewater treatment and disposal (septic) systems are used. The Facilities and Utilities

chapter of the King County Comprehensive Plan provides policy guidance regarding public sewer facilities.

**Local and Regional Wastewater Treatment Facilities**

The wastewater collected by public sewers is conveyed to either a local treatment plant or one of King County's regional wastewater treatment plants. Local treatment plants include those operated by Duvall, Enumclaw, North Bend, Snoqualmie, Midway Sewer District, Lakehaven Utility District, Snoqualmie Pass Utility District, and Southwest Suburban Sewer District. In addition, King County operates the local treatment plant on Vashon Island.

King County provides regional wastewater conveyance and treatment at its two treatment plants, the West Treatment Plant in Seattle and the South Treatment Plant in Renton. Siting for a third treatment plant is underway. Thirty-six municipalities (cities and districts) currently contract with King County to provide sewage treatment. Most, but not all, of the sewer utilities are located in King County.

**King County Regulatory Role in Wastewater Treatment**

The Washington State Department of Ecology requires sewer utilities to prepare sewer comprehensive plans. King County code reflects this state mandate by requiring that sewer utilities prepare sewer comprehensive plans if they are located in King County and discharge to King County's system or serve unincorporated areas. A new sewer comprehensive plan is required every six years. The thirty sewer utilities required to plan are shown in the table below.

**Sewer Utilities Required to Plan for King County**

Algona, City of	Northshore Utility District
Auburn, City of	Pacific, City of
Bellevue, City of	Redmond, City of
Black Diamond, City of	Renton, City of
Bothell, City of	Sammamish Plateau Water & Sewer District
Bryn Mawr-Lakeridge Water & Sewer District	Seattle, City of
Cedar River Water and Sewer District	Shoreline Wastewater Management District
Coal Creek Utility District	Snoqualmie Pass Utility District
Issaquah, City of	Soos Creek Water and Sewer District
Kent, City of	Southwest Suburban Sewer District
Kirkland, City of	Stevens Pass Sewer District
Lake Forest Park, City of	Tukwila, City of
Lakehaven Utility District	Val Vue Sewer District
Mercer Island, City of	Vashon Sewer District
Northeast Sammamish Sewer & Water District	

The King County approval process for sewer comprehensive plans consists of either one or two steps depending on whether the utility serves unincorporated areas or not. If service is provided to unincorporated areas, then the plan undergoes the following: (1) review of the comprehensive plan by the Utilities Technical Review Committee, an inter-departmental staff group, and (2) approval by ordinance by the Metropolitan King County Council and King County Executive. If a sewer utility discharges to the King County conveyance and treatment system, but does not

serve unincorporated King County, then the plan undergoes technical review by the Utilities Technical Review Committee. The plans and their approving ordinances (if any), and related plan review information, are available for inspection by the public by contacting the Chair of the Utilities Technical Review Committee at (206) 296-1952.

### **Public Sewers and the King County Permitting Process**

If your property is in unincorporated King County and you want to undertake development activity, you will need to obtain approval from the King County Department of Development and Environmental Services (DDES). DDES will coordinate review of applications for building permits, subdivisions, rezones, and lot-line adjustments and will require information demonstrating that sewer service is available to serve the property. If you are proposing to have an on-site wastewater treatment and disposal (septic) system, you will need to meet the minimum lot size, setback, and design requirements identified in the Seattle-King County Board of Health Regulations - Title 13.

If you are proposing to utilize public sewers, then you need to obtain a certificate of sewer availability from a sewer utility. The certificate demonstrates that the sewer utility has capacity available to serve the new development being proposed. Sometimes a sewer utility is limited in its ability to accept additional sewage flows because of capacity or treatment constraints. In such cases, the sewer utility may declare a moratorium on new sewer connections and may not issue new certificates of sewer availability. Enumclaw has experienced capacity problems leading to a sewer moratorium.

### **3. Schools**

King County does not own or operate school facilities. King County Code 21.61.065 created the School Technical Review Committee (STRC). The STRC reviews each school district's capital facilities plan, enrollment projections, standard of service, the district's overall capacity over a six-year time frame to ensure consistency with the King County Comprehensive Plan, adopted community plans, and the district's calculation and rationale for proposed impact fees.

School district capital facility plans are adopted annually by King County. Of the 20 districts in the County, 12 of the plans are currently adopted. Since capital facilities plans are not mandatory for special districts under GMA, King County has no way of compelling a school district to prepare a plan unless they want a school impact fee. The Seattle, Mercer Island and Tukwila school districts do not have any unincorporated territory so they are not eligible for a school impact fee from King County. Bellevue, The Renton, Shoreline, Skykomish and Vashon school districts have territory in unincorporated King County but have no impact fee and therefore no plans.

In general, school districts obtain funds for new construction and improvements to existing facilities from voter-approved bonds. School districts may also qualify for state matching funds for new construction and for the renovation of capital facilities based on a formula that considers a number of factors, including the assessed valuation of the property within the particular school district. In addition, school districts have the authority to request one-year capital project levies and six year renovation and modernization levies, with voter approval. Operating funds come

from the state for "basic education." Programs that are not funded by the state are funded through maintenance and operation levies:

For more information, please see the current adopted versions of the following plans:

- Auburn School District No. 408 Capital Facilities Plan
- Enumclaw School District No. 216 Capital Facilities Plan
- Federal Way School District No. 210 Capital Facilities Plan
- Fife School District No. 417 Capital Facilities Plan
- Highline School District No. 401 Capital Facilities Plan
- Issaquah School District No. 411 Capital Facilities Plan
- Kent School District No. 415 Capital Facilities Plan
- Lake Washington School District No. 414 Six-Year Capital Facilities Plan
- Northshore School District No. 417 Capital Facilities Plan
- Riverview School District No. 407 Capital Facilities Plan
- Snoqualmie Valley School District No. 410 Capital Facilities Plan
- Tahoma School District No. 409 Capital Facilities Plan

#### **4. Fire Protection**

King County does not own or operate fire districts. Fire districts are not required to plan consistent with the Growth Management Act. Some of the faster growing fire districts have taken it upon themselves to develop a master plan that includes inventory, forecasting and a finance plan. Fire protection districts are responsible for delivering emergency services, including fire protection and emergency medical services countywide. Most of the fire protection districts project population growth based on King County projections from the Annual Growth Report. In addition, they use response time as the level of service standard for judging when new facilities are needed. The majority of fire districts fund capital projects within their current year operating budget, or float bond issues for large capital projects. In addition, some districts maintain a six-year capital improvement plan.

#### **5. Libraries**

Libraries in King County are maintained by the King County Library System (KCLS), which is not part of County government. KCLS serves residents in unincorporated areas and in annexed and contracting cities. KCLS also contracts with King County to provide services in the King County Jail, North Rehabilitation Facility, Youth Service Center, Cedar Hills Alcoholism Treatment Facility and Kent Regional Justice Center.

Long-term plans are addressed in the system's current Long Range Plan. At the heart of the plan is a distribution of library facilities and collections based on population projections of the King County Annual Growth Report, community profile and assigned roles for each library. The system of capital facilities owned and operated by the King County Library System consists of community libraries listed in Table 7.

The program for library building and renovation is detailed in the KCLS Capital Plans and Facility Assessment Program. Call 206-684-6605 for more information.

## King County Library System Facilities

Algona-Pacific	Federal Way 320 <sup>th</sup>	Redmond Regional
Auburn	Foster	Richmond Beach
Bellevue Regional	Issaquah	Sammamish
Black Diamond	Kenmore	Service Center
Bothell Regional	Kent Regional	Shoreline
Boulevard Park	Kingsgate	Skykomish
Burien	Kirkland	Skyway
Carnation	Lake Forest Park	Snoqualmie
Covington	Lake Hills	Tukwila
Des Moines	Maple Valley	Valley View
Duvall	Mercer Island	Vashon
Fairwood	Muckleshoot	White Center
Fall City	Newport Way	Woodinville
Federal Way Regional	North Bend	Woodmont

### 6. Electric, Gas and Telecommunications

Electric, gas, and telecommunications facilities in King County are a mix of private and public ownership. They are subject to varying levels of regulatory oversight from local, state, and federal agencies. These facilities and services differ from other facilities and services contained in this technical appendix in that there is no requirement for a finance plan or for level of service standards. Finance plans are not required for private electric, gas, and telecommunications facilities that provide services to unincorporated King County.

Reference is made below to the utilities' current plans for resources or facilities. Resource plans are updated on a schedule mandated by the regulatory body such as the Washington Utilities and Transportation Commission or the Seattle City Council. Resource plans may also be called integrated resource plans, least-cost plans, or similar terms.

The inventories and maps of electric, gas, and most telecommunications facilities are limited to the major elements of the utility network and generally do not include the minor facilities that deliver the service to the end user.

#### Electric

Electric utilities in King County share what is described as an "integrated regional electric system." Regardless of ownership, all elements of the system are designed and operated to work in a complementary manner. The elements include transmission lines, substations and generation facilities. Current capital facilities plans and six-year finance plans are available from Bonneville Power Administration, Seattle City Light, Puget Sound Energy and the Tanner Electric Cooperative.

#### Natural Gas

Puget Sound Energy is the major supplier of natural gas to King County. The City of Enumclaw operates a local distribution system that serves local customers in unincorporated King County.

For information on the Puget Sound distribution system and areas where natural gas service is and is not available, please contact Puget Sound Energy or the City of Enumclaw.

**Telecommunications**

Telecommunications services include both switched and dedicated voice, data, video, and other communication services delivered over the telephone and cable network on various mediums, including, but not limited to, wire, fiber optic, or radio wave. Either regulated or non-regulated companies may provide these services. Cable service includes communication, information and entertainment services delivered over the cable system whether those services are provided in video, voice or data form.

Telecommunication services follow growth and have capacity to match whatever growth occurs in King County. The telecommunications network is gradually being updated to fiber optic but the exact schedule and locations are not available.



## **Technical Appendix B**

# **Public Participation**





**King County  
Comprehensive Plan 2000  
Technical Appendices**

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# **I. Introduction**

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In accordance with RCW 36.70A.140, and K.C.C. 20.18.160, King County is committed to promoting and providing early and continuous public participation during the development and review of proposed amendments to comprehensive plan policies, supporting development regulations, and land use and zoning changes.

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## **II. Mechanisms for Public Participation**

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Through the King County Office of Regional Policy and Planning (ORPP), the King County Executive implemented a diversified approach to assure early and continuous public participation in the development of the King County Comprehensive Plan 2000, the first four-year review and evaluation of the 1994 King County Comprehensive Plan. To promote participation by general public, property owners, community and business organizations, interest groups, cities, the Unincorporated Area Councils, and other agencies, the King County Executive has provided a variety of mechanisms for participation, including, but not limited to, the following:

1. The King County Comprehensive Plan Web Site  
<http://www.metrokc.gov/exec/orpp/compplan>
2. E-mail Address: [compplan@metrokc.gov](mailto:compplan@metrokc.gov)
3. The Growth Management Hotline (206) 296-8777
4. Citizen's Guide to Comprehensive Planning in King County
5. The 1999 Docket Process
6. SmartGrowth Advisory Committee
7. Media Advisories
8. Press Releases
9. Public Meeting Announcements
10. Public Meetings
11. Presentations to the Unincorporated Area Councils
12. Presentations to Community Organizations
13. Notices to Potentially Affected Property Owners
14. Opportunities for Public Comment
15. Supplemental Environmental Impact Statement 2000 Process

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## **III. Chronology of Public Involvement**

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### **A. Public Access to the KCCP 2000 Update Process**

- October 1, 1998 to September 30, 1999 – The 1999 Docket Process open for submission of docket forms to propose amendments to the comprehensive plan policies and development regulations.
- March 1999 – SmartGrowth Advisory Committee Established.
- March 1999 – Citizen's Guide to Comprehensive Planning in King County published and distributed to interested public.
- May 1999 -- Speaker's Bureau Established. Notices mailed to over 70 stakeholder organizations.
- June 1999 – Comprehensive Plan Web Site established and maintained to highlight to the KCCP 2000 Update process and information.
- August 1999 – Citizen's Guide to Comprehensive Planning distributed more broadly to the general public through public meetings and mailings.
- October 5, 1999 – Public Review Draft, Part I – Proposed Policy Changes published and made available to public.
- December 27, 1999 – Public Review Draft, Part II - Proposed Code, Land Use and Zoning Amendments published and made available to public.
- December 28, 1999 – Notice of Draft Proposed Zoning Changes: 6,200 property owners notified by mail of proposed changes to zoning that may affect them. Included in the notice was a schedule of public meetings, the Growth Management Hotline phone number and the deadline for public comment.
- January to February, 2000 - Outreach to Property Owners and General Public: To address public comments and concerns relating to the Public Review Draft Parts I and II, and the proposed changes to zoning, ORPP provides on-going telephone outreach via the Growth Management Hotline (206) 296-8777. During the KCCP 2000 Update, several hundred telephone calls, electronic mail messages, and letters were received and responded to as necessary.

- January 1999 to January 2000 - Outreach through Public Meetings: ORPP staff attended over 32 meetings related to the KCCP 2000 Update process. Sixteen meetings were initiated by ORPP staff, with over 550 residents signing-in. Sixteen meetings were Unincorporated Area Council meetings designed to address issues related to the KCCP 2000 Update process. In addition, ORPP staff was invited to address five interest groups about the KCCP 2000 Update.

## B. 1999 Docket Report

King County received 114 items on the docket that closed as of September 30, 1999. The proposal for expansion of mining operations on Maury Island was the single issue receiving the most number of dockets. In addition, there were several dockets requesting changes to the Urban Growth Area boundary. A list of the docketed items, the corresponding Executive recommendation, as well as a separate notebook containing copies of each docket form received before the closing date was submitted to the King County Council as of December 1, 1999.

## C. SmartGrowth Citizens Advisory Committee

Mike Arnoff	Rural resident; member, Covington Planning Commission
Margot Blacker	Former Bellevue City Councilmember
Tracy Burrows	Planning Director, 1000 Friends of Washington
Lynn Davison	Common Ground
Rose Galloway	Seattle/King County Association of Realtors
Ron Kasprisin	Faculty member – UW School of Architecture
Ken Konigsmark	Rural resident; member, Rural Forest Commission; Mountains to Sound Greenway
Terry Lavender	Rural resident; member, Lake Washington Watershed Steering Committee (WRIA 8)
Ron Lewis	Parsons Brinkerhoff; Sound Transit consultant
Chuck Maduell	Attorney, Perkins Coie
Peter Orser	Master Builders; Quadrant Corporation
Dave Owens	Carnation Farms; member Agriculture Commission
Ron Speer	Soos Creek Water and Sewer District

The SmartGrowth Advisory Committee met on the following dates:

January 21, 1999  
 February 17, 1999  
 March 17, 1999  
 April 21, 1999  
 May 19, 1999  
 June 16, 1999  
 July 14, 1999  
 July 26, 1999 (E. King County Tour)

August 11, 1999 (meeting with Executive Sim  
 September 15, 1999  
 October 20, 1999  
 November 9, 1999  
 November 17, 1999  
 December 8, 1999  
 January 12, 2000 (meeting with Executive Sir  
 February 29, 2000

## **D. Media Advisories and Press Releases**

- October 1998 – 2000 Update, Process, Docket Open, Hotline Number.
- December 1998 – Public Participation Draft Schedule released.
- January 1999 – King County Executive's Scope of Work Motion outlined.
- March 1999 – Press Release of Scope of Work Motion Transmittal to Metropolitan King County Council.
- May 1999 – Public Meetings to review issues in Scope of Work Motion, identify citizen's issues for 2000 Update.
- October 1999 – Public Meetings to review issues, facilitate discussion, and gather public comments on Public Review Draft, Part I.
- December 1999 – Public Meetings to review issues, facilitate discussion, and gather public comments on Public Review Draft, Part II.

## **E. Public Meeting Announcements**

- January 1999 – Announcement of Meeting at Bellevue Regional Library to "kick-off" the 2000 Update Process and to review and comment on outline of the Executive's Scope of Work Motion.
- May 1999 – Announcement of Meetings to be held in Covington, Bothell, and Issaquah, WA. Public Meetings were held to highlight issues of concern to King County and to solicit issues of concern from citizen's and other agencies.
- November 1999 – Announcement of Meetings to be held in Black Diamond, Carnation, Kent, and Vashon, WA. Public Meetings were held to review and comment on Public Review Draft, Part I - Proposed Policy Changes.
- December 1999 – Announcement of Meetings to be held in Vashon, Carnation, Black Diamond, and Preston, WA. Public Meetings were held to review and comment on Public Review Draft, Part II - Proposed Code, Zoning and Land Use Amendments.

## **F. Public Meetings**

*Organized by ORPP Staff*

January 25, 1999 – Bellevue Regional Library, Bellevue, WA

May 26, 1999 – Covington Library, Covington, WA

June 3, 1999 – Northshore Senior Center, Bothell, WA

June 8, 1999 – Issaquah Village Theatre, Issaquah, WA

August 9, 1999 – Hayes/Duvall Meeting

August, 1999 – Fall City Sub-Area Planning Meeting, Fall City, WA

October 28, 1999 – Black Diamond Community Center, Black Diamond, WA

October, 1999 – Maple Valley, WA

November 4, 1999 – Kent Library/Senior Center, Kent, WA

November 8, 1999 – Tolt Middle School, Carnation, WA

November 18, 1999 – Chautauqua Elementary School, Vashon, WA

January 6, 2000 – Chautauqua Elementary School, Vashon, WA  
January 10, 2000 – Tolt Middle School, Carnation, WA  
January 13, 2000 – Black Diamond Community Center, Black Diamond, WA  
January 19, 2000 – Preston Community Center, Preston, WA  
January 24, 2000 – Supplemental FPD Meeting, Maple Valley Fire Station, Maple Valley, WA  
January 27, 2000 – Supplemental FPD Meeting, Black Diamond Community Center,  
Black Diamond, WA

## **G. Unincorporated Area Council Meetings**

*Executive staff attended the following meetings to discuss the King County Comprehensive Plan 2000:*

July 19, 1999 – Greater Maple Valley Area Council  
July 21, 1999 – Vashon-Maury Island Community Council  
July 21, 1999 – Four Creeks Unincorporated Area Council  
August 2, 1999 – Greater Maple Valley Area Council  
September 16, 1999 – North Highline Unincorporated Area Council  
September 20, 1999 – Vashon-Maury Island Community Council  
October 4, 1999 – Greater Maple Valley Area Council  
October 5, 1999 – Unincorporated Area Councils Annual Forum  
October 19, 1999 – West Hill Community Council  
October 20, 1999 – Four Creeks Unincorporated Area Council  
October 20, 1999 – Vashon-Maury Island Community Council  
October 21, 1999 – North Highline Unincorporated Area Council  
October 26, 1999 – Upper Bear Creek Community Council  
December 13, 1999 – North Highline Unincorporated Area Council  
January 10, 2000 – Highline Unincorporated Area Council Land Use Committee  
January 11, 2000 – Upper Bear Creek Community Council  
January 19, 2000 – Four Creeks Unincorporated Area Council  
February 7, 2000 – Greater Maple Valley Area Council  
March 2, 2000 – North Highline Unincorporated Area Council

## **H. Community Organizations and Stakeholder Groups**

Monthly Meetings – King County Rural Forest Commission  
Monthly Meetings – King County Agriculture Commission  
February 24, 1999 – Livable Communities Coalition  
July 13, 1999 – Friends of Cherry Valley  
August 5, 1999 – Friends of Cherry Valley  
August 18, 1999 – Washington Trout  
August 19, 1999 – Livable Communities Coalition  
September 9, 1999 – White Center Businesses, Ms. Bonnie Libel  
October 6, 1999 – Livable Communities Coalition  
October 12, 1999 – Master Builders Association  
November 11, 1999 – Master Builders Association

January 19, 2000 – Master Builders Association  
January 20, 2000 – League of Women Voters of Seattle and King County  
January 27, 2000 – Cedar River Council  
February 25, 2000 – Livable Communities Coalition

## **I. Supplemental Environmental Impact Statement 2000 Process**

In accordance with the State Environmental Policy Act (SEPA), King County has orchestrated a Supplemental Environmental Impact Statement (SEIS) 2000 Process for the purpose of generating an SEIS for the 1994 King County Comprehensive Plan. The process began in the Fall of 1999 and will continue to the Fall, 2000. Some of the critical dates in the process are as follows:

- Fall, 1999 – Public Comments on the scope of the SEIS solicited during Public Meetings.
- April, 2000 – Draft Supplemental Environmental Impact Statement (DSEIS) to be made available to public; public comment period to begin.
- May, 2000 – Public Meeting
- June, 2000 – End of public comment period.
- August, 2000 – Final Supplemental Environmental Impact Statement (FSEIS) to be issued.
- September, 2000 – King County Council takes final action on Executive Proposed King County Comprehensive Plan 2000.

Pursuant to K.C.C. 20.18.160, King County supports public participation in the SEIS 2000 Process. The DSEIS will be disseminated to the public in both hard copy and electronic format, and public comment will be encouraged through the public comment period, including a formal public meeting.



**KING COUNTY COMPREHENSIVE PLAN 2000 UPDATE  
TECHNICAL APPENDIX C  
TRANSPORTATION INVENTORY UPDATE**

**I. Introduction**

**A. Requirements**

The Growth Management Act [RCW 36.70A.070(6)(A)] requires an inventory of air, water, and land transportation facilities and services, including transit alignments, and general aviation facilities, to define existing capital facilities and travel levels as a basis for future planning. This document fulfills this requirement by describing King County's multi-modal transportation system and by identifying available resource materials.

**B. Process**

The County's approach to the inventory construction is that of reference, rather than collection. This approach will enable planners to evaluate inventory information and determine what data will best meet their studies' requirements.

**C. Coordination**

The regional coordination of land use and transportation is mandated by the Growth Management Act. King County has taken an active role in assuring a regionally coordinated transportation system. In cooperation with other central Puget Sound jurisdictions, King County is striving towards a regional approach to important planning issues such as, level of service, concurrency, siting of regional and countywide transportation facilities, financing, nonmotorized transportation, and Transportation Demand Management.

**D. Organization**

The inventory is organized into three categories—(1) an inventory of the air transportation facilities and services; (2) an inventory of marine transportation facilities and services; and (3) an inventory of land transportation facilities and services.

**II. Air Transportation System**

The Growth Management Act requires an inventory of the air transportation system to define existing capital facilities and travel levels as a basis for future planning. The air transportation system plays an important role as part of the regional transportation network because it provides for quick and efficient intrastate, interstate, and international travel of passengers and freight.

In 1996 the Metropolitan Transportation Plan was amended to address the region's long term commercial air transportation needs with approval of planning for a third runway at Sea-Tac. Meanwhile, it's been 12 years since the region prepared a comprehensive plan for its general aviation airport system. The Regional Council is beginning a planning process which will address a number of system planning and development issues affecting the region's airports. This process will result in a refinement of the 1988 *Regional Airport System Plan (RASP)*. The Regional Council will complete the technical work on the RASP by the end of the year 2000. The refined RASP will be integrated into the updated Metropolitan Transportation Plan (MTP) as its *Regional Aviation System* component. The updated MTP is scheduled for adoption in May 2001.

### **A. Existing Capital Facilities**

The PSRC regional airport system consists of 28 public use airports and 2 military airfields, and includes the region's primary commercial service airport: Sea-Tac International. The system includes McChord Air Force Base and Gray Army Airfield (Fort Lewis), both in Pierce County. There are five reliever airports in the region: Snohomish County Airport/Paine Field, Harvey Field, King County International Airport/Boeing Field, Renton Municipal, and Auburn Municipal. The region's largest and busiest airports include Boeing Field (King County International), Paine Field (Snohomish County/Everett), Renton Municipal, Arlington Municipal, Harvey Field, Crest Airpark, Thun Field, Auburn Municipal, and Bremerton National. In addition to their regional role in the general aviation airport system, Boeing Field, Paine Field, and Renton Municipal each play a critical role in the Boeing Company's aircraft production, test flight, certification, and aircraft delivery programs.

Based on 1998 data collected by the WSDOT Aviation Division, the region's general aviation airports ranged in size from Darrington, with two based aircraft, to Arlington, with 498. In 1998 the region's 30 airports (including Sea-Tac) contained over 3,600 based aircraft, and served over 2 million annual aircraft operations. Our region's largest airports are major employment and economic centers, and serve as home base for the Boeing Commercial Airplane Company, contributing to the production of over half the world's civilian jet aircraft.

The region's two main cargo airports (Sea-Tac Airport and Boeing Field) are experiencing strong growth in air cargo. Between 1985 and 1998 total air cargo at these two airports grew from 210,000 to 613,000 metric tons, or 192%. While this regional airport system plan will not revisit the master plans for either Sea-Tac Airport or Boeing Field regarding air cargo facility development, the RASP will consider how the strong air cargo growth at these two airports might affect the remaining airports in the system, particularly the relievers.

Attachment A lists the airports in King County. Attachment B shows a map of the regional airport system.

### **B. Future Demand**

The PSRC is currently updating the Regional Airport System Plan (RASP). The plan is expected to be ready in the fall of 2000. The plan will examine demand, facilities, and costs both systemwide and for individual airports. The inventory, background information, trends, forecasts, and system needs have been completed. The Federal Aviation Administration (FAA) is currently reviewing the forecasts. Costs will be developed in the near term.

#### ***Passenger Forecasts***

This forecast is a summary of the most recent passenger forecasts prepared for airports with commercial passenger service, either scheduled or unscheduled (charter). Airports with existing passenger service include American Lake, Boeing Field, Kenmore Air Harbor, Lake Union Air Service, Sea-Tac International Airport, and Will Rogers/Wiley Post Floatplane Base. Only Sea-Tac Airport and Boeing Field have scheduled passenger service. The other four airports listed below provide unscheduled/charter passenger service. Future passenger forecasts are available only for Sea-Tac International Airport and King County International Airport/Boeing

Field. These forecasts are shown below. The forecasts for Sea-Tac International Airport shown below were derived from the *Final Supplemental Environmental Impact Statement for the Proposed Master Plan Update Development Actions (May 1997)*. The forecasts for Boeing Field were taken from *Master Plan Working Paper One (September 1999)*. As stated in the working paper, the "...unconstrained demand for commercial passenger activity at the airport recognizes that [while] .... there .... is demand for passenger services, .... at the present time, no airline is proposing a significant commercial passenger operation at the airport, and that no new facilities are programmed to accommodate such growth."

**Passenger Forecasts**  
 (includes both enplaning and deplaning passengers)

	1998	2005	2010	2015	2020
American Lake	7,140	N/A	N/A	N/A	N/A
Boeing Field	4,026	76,400	154,000	178,600	N/A
Kenmore Air Harbor	29,500	N/A	N/A	N/A	N/A
Lake Union Air Service	19,100	N/A	N/A	N/A	N/A
Sea-Tac International	*25,863,132	31,400,000	35,800,000	40,200,000	44,600,000
Will Rogers/Wiley Post	8,740	N/A	N/A	N/A	N/A
<b>Total</b>	<b>25,931,638</b>	<b>31,476,400</b>	<b>35,954,000</b>	<b>40,378,600</b>	<b>44,600,200</b>

\* Year 2015 passenger forecast for Sea-Tac Airport was interpolated by PSRC

**Air Cargo Forecasts**

The following air cargo forecasts were taken from the most recent airport master plans and other supporting data for Sea-Tac International Airport and King County International Airport/Boeing Field. These include the Sea-Tac Airport Master Plan (1994), Sea-Tac Final Supplemental EIS (May 1997) and Boeing Field Master Plan Working Paper One (September 1999). Boeing Field's latest airport master plan forecast extends to 2015, while the Port of Seattle's official forecast for Sea-Tac Airport extends to the year 2010.

**Air Cargo Forecasts (U.S. tons)**  
 (includes both enplaned and deplaned cargo)

	1998*	2000**	2005**	2010**	2015**
Boeing Field	142,000	155,364	194,540	243,595	305,000
Sea-Tac Int'l	471,099	559,900	683,100	805,200	N/A
<b>Total:</b>	<b>613,099</b>	<b>715,264</b>	<b>877,640</b>	<b>1,048,795</b>	

\*Numbers were derived from *Sea-Tac Airport Activity Report (1998)* and *Boeing Field Master Plan Working Paper One (1999)*; numbers for Boeing Field are for calendar year 1997.

\*\*Forecasts for 2000, 2005, 2010, and 2015 were taken from the "Final Supplemental EIS for the Proposed Master Plan Update Development Actions at Sea-Tac Airport" (May 1997) and the Boeing Field "Master Plan Working Paper One" (September 1999).

Source: Data were derived by Puget Sound Regional Council from FAA, WSDOT Aviation Division, individual airport master plans, and other sources. The information is contained in the ongoing PSRC Regional Airport System Plan.

Additional information on the air transportation system can be found at the following links:

- Washington State Aviation Division:  
<http://www.wsdot.wa.gov/Aviation/Planning/database/default.cfm> (select King County under "Filters")
- Port of Seattle Airport Statistics:  
<http://www.portseattle.org/factstat/stats/air/default.html>

### III. Marine Transportation System

The Growth Management Act requires an inventory of the marine transportation system to define existing capital facilities and travel levels as a basis for future planning. The marine transportation system plays an important role in the movement of people and goods within King County, supplying the main commuter link between Seattle's central business district and the west Puget Sound corridor and as the hub network for local, regional and international freight movements. The marine transportation system will continue to play an increasingly important role as population densities increase and our County's economic base expands.

#### A. Existing Passenger Capital Facilities

The marine passenger transportation system serves the entire Puget Sound region from Tacoma to Sidney B.C. The facilities that serve King County include ferry terminals and vessels servicing ferry routes. The following Figure III-1 provides an inventory of existing terminals, vessels and routes operated by the Washington State Ferry System within King County.

**Figure III-1  
 Washington State Ferry System  
 Capital Facilities within King County**

Route	Terminal	Vessel Type	Number	Capacity
Seattle-Bainbridge Is.	Seattle - Bainbridge Is	Jumbo MK II	2	216 *
Seattle-Bremerton	Seattle Bremerton	Passenger Only	2	350 *
Seattle-Bremerton	Seattle Bremerton	Issaquah	2	1-100 * 1 130
Seattle - Vashon	South Vashon	Passenger Only	1	270 **
Fauntleroy-Vashon Southworth	Fauntleroy Vashon Southworth	Expanded Issaquah Evergreen State	1 2	1-130* 2 - 100*

\* Automobile carrying capacity

\*\* Person carrying capacity

Source: Cross-Sound Analysis for Washington State Ferries

Additional information on the Washington State Ferry system can be found at the following web site: <http://www.wsdot.wa.gov/ferries/>, or:

Please contact the ferries division for information on future passenger service needs and improvements:  
 Washington State Department of Transportation  
 Washington State Ferries

2911 Second Ave.  
Seattle, Washington 98121-1012

### **B. Existing Freight Capital Facilities**

The Port of Seattle has been upgrading container terminal operations to accommodate on-dock rail loading and unloading to improve efficiency in operations. Two major considerations affecting shipping and the movement of freight are the initiation of service by the Post-Panamax container megaships. Both the Port of Seattle and the Port of Tacoma can accommodate a vessel of this size and draft. Megaship activity can result in more pronounced peaking of port handling and management of freight and containers to midwestern destinations and other domestic sites nationally. Completion of the Duwamish Access study by the Port and City of Seattle also highlighted concerns in the Duwamish industrial area over the deteriorating conditions of the transportation infrastructure and many of the needed improvements to ensure the Duwamish's viability.

The second consideration affecting marine transportation relates to landside freight traffic. Landside traffic congestion has become a major concern of the ports and is affecting access to the ports. Freight rail between the Ports of Seattle and Tacoma as well as around the Port of Everett is the other major concern affecting the movement of freight through the County and region. To address this concern a partnership of the ports, the railroads, the state, and cities and counties developed the strategy referred to as the FAST Corridor that will both improve freight traffic getting to port facilities and also reduce conflicting and crossing traffic by providing the elevated structures to cross over the major conflict points.

The port access and grade separation improvements identified as part of the FAST Corridor effort are moving towards implementation and will help to reduce the conflicts that inhibit efficient connections to the waterside port facilities or the conflicting general traffic crossing the railroad tracks on major arterials in the Green River Valley. Within King County improvements at SR 519, S 180th Street in Tukwila, and S 277th Street and 3rd Street SW in Auburn are underway.

Phase II of the FAST Corridor effort is already underway to examine and reaffirm a second tier of improvements needed to make freight traffic more effective in the future. The Phase II effort will also examine the movement and circulation of freight trucking and will lead to the development of actions and improvements necessary to maintain the county and region's position in trade and a global economy.

Efforts to engage the private sector and freight community in governmental and public actions in the region have gained national attention and recognition. The Freight Roundtable, established by the Economic Development Council of Seattle and King County, and the PSRC has been presented as an effective model of cooperation and working together to address the complex issues affecting freight transportation. Coordination with the Washington Transportation System Plan and the Metropolitan Transportation Plan have been and continue to be essential elements of the discussion.



### **C. Future Demand Freight Services**

See the Port of Seattle website for historical growth on shipping tonnage and TEUs (20-foot equivalent unit containers): <http://www.portseattle.org/harbor/default.htm>.

### **D. Freight Needs, Improvements, Timing**

Projects identified in the list of Referendum 49 improvements included recommendations for funding extending SR 509 to I-5 and the South Access Road both in the vicinity of Sea-Tac Airport. Improvements to SR 519, SR 18 and the Valley Freeway, as well as Pacific Highway, and a number of projects would have provided a major infusion of funds until I-695 effectively eliminated the source of repaying the bonds. Some funding has been found to keep the most important projects moving forward; however full funding and timing of funding will still be important considerations in the future.

Port of Seattle Harbor Statistics can be found at:  
<http://www.portseattle.org/harbor/default.htm>

## **IV. Land Transportation System**

### **A. Vision 2020 / Metropolitan Transportation Plan (MTP)**

Vision 2020 is a multi-jurisdictional cooperative long-range plan that emphasizes the inter-dependence between growth and transportation. It recognizes that the problems caused by uncontrolled growth are regional and must be answered on a cooperative basis. The plan identifies growth and transportation strategies for the central Puget Sound region – King, Kitsap, Pierce and Snohomish Counties. The essence of the plan is to encourage high-density growth in designated Metropolitan Centers, sub-regional centers, and activity clusters, connected by a transportation system that emphasizes the movement of people. The 1995 Metropolitan Transportation Plan updates Vision 2020 by providing a growth management, economic, and transportation strategy.

The Puget Sound Regional Council is the designated Metropolitan Planning Organization (MPO) for the counties of King, Kitsap, Pierce, and Snohomish. MPOs are responsible for the planning of regional transportation systems, as required by Federal Highway and Urban Mass Transit statutes. The Growth Management Act further requires urban counties and cities within them to form Regional Transportation Planning Organizations (RTPO) that encompass, at a minimum, at least one county with a population of 100,000 or more. The Puget Sound Regional Council is the assigned RTPO for the four county region, reaffirming Vision 2020 as the foundation for a cooperative, comprehensive planning effort between jurisdictions within central Puget Sound.

### **B. King County Planning**

King County's planning process includes the Comprehensive Plan, other planning documents, and regulations.

### **1. Comprehensive Plan**

King County's Comprehensive Plan consists of policies and maps to guide growth and development in unincorporated King County and to establish the County's position on Countywide services.

The Comprehensive Plan emphasizes regional planning and inter-governmental cooperation between King County, its cities, neighboring counties, special purpose districts, and other public agencies. It outlines the basic plan and process to assure that adequate public facilities and services are available to meet the demands of growth.

### **2. Transportation Needs Report**

The Transportation Needs Report (TNR) is an annual listing of recommended countywide transportation system improvements. It includes all transportation needs in unincorporated King County and significant countywide improvements in cities and adjacent counties. Transportation projects are grouped by geographic subareas and type of improvement.

The TNR's principal use is to assist in the formation of the County's Capital Improvement Program including a six-year road planning program. These programs set the schedule for phasing of multi-year projects and specify the order and timing of planned transportation improvements.

The TNR promotes coordination between King County and other jurisdictions by clearly showing what projects the County intends to initiate and the priority of individual projects, allowing other jurisdictions to schedule related improvements to coincide with County work.

The TNR is also a major source for information used in determining appropriate mitigation measures required for approval of proposed new development. The County's Mitigation Payment System (MPS) uses the TNR to identify growth projects within a multi-year funding horizon to calculate fair share payments for new development.

## **C. Population, Household and Employment Data**

Population, household and employment estimates by census tract are prepared by the Puget Sound Regional Council for King County, other member governments and the private sector. The Regional Council interprets Washington State Office of Financial Management demographics using two modeling programs. Household forecasts are produced using the Disaggregate Residential Allocation Model (DRAM) and employment forecasts are produced using the Employment Allocation Model (EMPAL).

### **1. Population and Housing Estimate Report**

Prepared annually, the Population and Housing Estimate Report summarizes residential building and demolition permit statistics for the preceding calendar year, anchored upon the housing and population data from the latest U.S. Census of Population and Housing and Washington State Office of Financial Management. The report is designed to provide demographic trends by small geographic area for use by local governments as well as data users in the private

sector. Estimates of housing units, vacancy rates and average persons per occupied dwelling units are supplied in the report.

## **2. King County Annual Growth Report**

The Annual Growth Report (AGR) provides population and land development statistics for King County. The Annual Growth Report has two purposes. The first is to present a standard set of data on growth in King County. The AGR answers questions about where, when and how much growth is occurring in King County. The County's Office of Regional Policy and Planning collects the information used in the AGR. The AGR provides a foundation for evaluating King County's land use and development policies. The AGR is an essential tool for monitoring the effectiveness of the County policies and plans.

The AGR report provides extensive data that includes estimates of population and employment, business and household income, counts of household and housing units, house prices and rents, annexations, commercial and residential building permits, formal subdivision and short plats, and forest practices activity.

Population data and forecasts contained in the AGR come from three primary sources: the Washington State Office of Financial Management, the U.S. Bureau of the Census, and the Puget Sound Regional Council.

Land use data comes from King County and cities within the County. Household data is based on information maintained by the King County Department of Assessments. Additionally, King County's Department of Development and Environmental Services compiles housing data through permit review applications. The Office of Regional Policy and Planning also has the ability to summarize data on building permits and formal plats from each city within King County.

Average house price and rent data are summarized in the Seattle-Everett Real Estate Research report (SERER) and in the AGR. House sales price and apartment rental data are gathered from both private-sector and public-sector sources.

## **D. Road System (King County)**

### **1. Functional Classification**

There are two primary uses of a street or road: mobility and access. First, streets provide mobility for the safe and efficient movement of people and goods, and secondly, streets provide access to adjacent property. Roads that are designed for the efficient movement of traffic are very different from those which provide access to a variety of land uses. At one end of the spectrum, a freeway emphasizes mobility by providing efficient movement of large traffic volumes at high speeds, while limiting access. At the other end, local streets provide complete and easy access to residential, commercial or industrial land uses at the expense of mobility.

Between the extremes of high mobility and high access there is a range of street classifications that reflect the relative emphasis on traffic movement versus access to property. Specific classifications are assigned to each road or section

of road depending on the transportation function served by the facility. Determination of the primary function of an individual street is the foundation for classifying King County's roads and highways.

Functional street classifications are an important tool for planning for future transportation needs as well as for designing and constructing individual facilities. In addition to its practical applications, classification of streets is required by Washington State law. State law requires cities and counties to utilize a street classification system that is consistent with state and federal guidelines. This requirement is stated at RCW 35.78.10, RCW 36.86.070, and RCW 47.26.090.

These classification categories are defined as follows by King County:

*Principal Arterial:* Provides for movement across and between large subareas of the urban region and serves predominantly through traffic with minimum direct service to abutting land uses. This category includes freeways and major highways.

*Minor Arterial:* Provides for movement within large subareas bound by principal arterials. A minor arterial may also serve "through traffic" but provides more direct access to abutting land uses than does a principal arterial.

*Collector Arterial:* Provides for the movement within smaller areas that are often definable as neighborhoods that may be bound by arterials with higher classifications. Collectors serve very little through traffic and serve a high proportion of local traffic requiring direct access to abutting properties. Collector arterials provide a link between local neighborhood streets (i.e. non-arterials) and larger arterials.

Map 1 displays the current functional classifications of King County's arterial system.

## **2. Regional Arterial Network (RAN)**

The Regional Arterial Network (RAN) is an integrated system of roads and services critical to moving people and goods in King County. The RAN is derived from the Puget Sound Regional Council's Metropolitan Transportation Plan, and is comprised of principal arterial streets that connect important land use centers. The RAN approach encompasses growth management and a capital investment strategy to improve mobility to and among designated land use centers. The RAN is based on partnerships with local jurisdictions and stresses a regional, multi-modal approach to providing coordinated improvements along arterials.

Map 2 displays the Regional Arterial Network.

## **3. Road Log**

The County Road Log represents a detailed "inventory" of selected physical and administrative features of the county's roadway system. Physical features are typified by such items as pavement type, roadway and shoulder width, number of lanes, median pavement type, as well as traffic counts. Administrative features include information such as functional class, urban area, and jurisdiction. This

information is available from the King County Department of Transportation, Engineering Services Section of the Road Services Division.

#### **4. Road Network Information System (RNIS)**

The Road Network Information System provides a method of locating, quantifying, and assessing the condition of each roadway owned or maintained by King County. This Inventory system is maintained by the roads maintenance staff and is used as a basis for projecting County road maintenance needs. Individual roadways and their features are described using a route order system. This is the same system used for County sign maintenance. Under the route order system, each roadway or route is assigned a numeric definition indicating the start and end of the route. Each route begins with a sequence number which indicates a cross street. Distance measurements are taken from the cross street in the direction of increasing address numbers.

#### **5. Pavement Management System**

The Pavement Management System is used by King County's Road Maintenance Section to track and rate roadway surface conditions and record information concerning shoulder width and type. The System divides the County's 1800 plus miles of road into over 30,000 individual segments. Each roadway segment is rated and evaluated bi-annually to ensure a continuous preventative maintenance program and track the effectiveness of maintenance activities.

#### **6. Traffic Signals**

An inventory of traffic signals is kept at the offices of the Traffic Section, King County Department of Transportation, Roads Services Division. The inventory includes:

- Location of signals
- Type
- Operating parameters
- Programmed phases/cycles

Specific information regarding intersection control devices (signage, signals) can be obtained by contacting the King County Department of Transportation, Road Services Division, Traffic Section.

#### **7. Traffic Counts**

Scheduled vehicular traffic counts have been obtained at selected locations on the County Road System for many years and are published by and available from the King County Department of Transportation, Road Services Division. The latest version of this document is titled *Historical Traffic Counts 1989 - 1999*.

Traffic counts are also available at <http://www.metrokc.gov/kcdot/roads/>.

#### **8. High Occupancy Vehicle Facilities**

The High Occupancy Vehicle (HOV) system is an important element of King County's and the region's multi-modal transportation system. The HOV system is made up of special lanes for use by transit, carpools, and vanpools, on the

region's freeway and arterial network. Capital facilities such as park-and-ride lots, bypass ramps, flyer stops, and transit centers for buses, are an integral part of the HOV system. Coupled with the County's Transportation Demand Management program, HOV facilities are designed to help accommodate growth by moving more people in fewer vehicles, reducing the need for new road construction or major widening projects on the County's existing arterial system. Since the early 1980's, PSRC's regional transportation policy has emphasized the benefits of reduced congestion, air pollution and energy savings associated with a comprehensive HOV system. Recent changes to the HOV lane system include direct access ramps to support Sound Transit's regional bus service as well as freeway-to-freeway improvements to interconnect the system. Please refer to WSDOT's publication "Puget Sound Freeway CORE HOV Program: Status, Performance, Questions & Answers" (printed January 2000) for a list of existing and planned State HOV facilities.

**a. HOV Lanes**

In the early 1970's, the first HOV road segments were completed on Washington State highways. Today, over 190 lane miles of operating HOV facilities are available for use in King County by transit, carpools (two or more passengers per vehicle), and vanpools (eight or more passengers per vehicle).

**b. Transit Flyer Stops**

There are sixteen transit flyer stops within King county along the interstate and state highway system. These stops speed transit travel by allowing riders access, without the bus having to exit and return to the interstate or highway on congested arterials. (For a full list of flyer stops and their locations, see Attachment C.)

**c. Park and Ride Lots**

A park and ride lot is a designated passenger facility where individuals can leave their private vehicles to access public transportation. A park and ride lot can also serve as a park and pool lot, where individuals can rendezvous to form carpools and vanpools. King County owns or manages three kinds of park and ride facilities:

- Permanent park and ride lots are considered long-term transportation assets. Currently there are 51 permanent lots in King County, with a total of 14,895 parking stalls.
- Leased park and ride lots are owned by churches, companies or private individuals. King County leases a portion of the lot for commuters. Currently, there are 58 leased park and rides with a total of 2,712 parking stalls.
- Shop&Ride lots are a new innovation. Commuters receive park and ride privileges at retail establishments if they agree to spend a small predetermined amount each month at the retailer. This program was recently implemented and the County is in the process of signing up retailers to participate in the program.

**d. King County Arterial High Occupancy Vehicle Program**

King County's Department of Transportation, Transportation Planning Division, undertook a comprehensive study concerning arterial High Occupancy Vehicle (HOV) facilities and programs. The purpose of the study was to develop an integrated program of arterial capital improvements and associated policies to support and promote transit use and ridesharing in King County. The HOV plan was adopted in 1993 and is the County's current adopted policy on HOV improvements.

The Arterial High Occupancy Vehicle Plan has followed the policy of King County's comprehensive plan – encouraging efficient transportation facilities and services. The goal of the County's HOV program is to increase the average occupancy of vehicles using the County's roadway system in an effort to move more people in fewer vehicles. Installation of HOV facilities and related Transportation Demand Management programs provides incentives for the traveling public to use transit, rideshare, or other travel alternatives. Incentives are often in the form of travel time savings and / or reduced travel cost. Increasing the Average Vehicle Occupancy (AVO) through HOV measures results in improved traffic flow reduces the need for expansion of the roadway system.

The study focuses on implementing HOV improvements on arterials and integrating King County improvements with Washington State's current and planned HOV facilities. It discusses HOV warrants and treatments that suit urban and suburban arterials and that must consider access to property as well as mobility. Finally, the study recommends criteria and guidelines for the consideration of arterial HOV improvements. Since adoption of the HOV plan, the region has passed a ballot measure approving the regional transit authority or Sound Transit.

#### **E. Transportation Demand Management**

The Commute Trip Reduction Law, Chapter 202, 1991 Laws of Washington, requires local governments within the largest nine counties in Washington to develop programs and implement actions to reduce single-occupant commute trips. The CTR legislation requires cities and counties with large employers (100 or more employees arriving at the worksite between 6 and 9 a.m.) to adopt ordinances that require these employers to submit and implement trip reduction programs. The County and cities within King County adopted ordinances beginning in 1992. There were 17 jurisdictions affected by CTR requirements in 1991. There are currently 21 affected jurisdictions in King County. Two of these are now or will soon be adopting ordinances. In 1997 the law was amended to extend its requirements from 1999 to 2005. Minimum requirements of the law are:

- Commute trip reduction goals for vehicle miles traveled per employee are 10 percent in the first two years, 20 and 25 percent, respectively for the fourth and sixth years, and 35 percent by the final measurement year (2005, or the 12th year after implementation)
- Measurements are gauged against levels in surrounding CTR zones or against base values for the worksite at the choice of the employer

- Designation of a transportation coordinator, distribution of commute option information, filing of annual reports and biannual surveying, and implementation of measures designed to achieve goals
- CTR programs for cities and counties having large employers, whether or not the jurisdiction has more than 100 employees
- A review of parking ordinances
- An appeals process to resolve disputes about major employer programs

A state task force with 28 members is charged with establishing guidelines to effect implementation of the law, make recommendations for changes to the law, and report progress to the legislature. Considerable effort has been put into coordination of the CTR ordinance implementation and policies across the state and among jurisdictions as required by law. The Executive and the Council have placed a high importance on CTR programs, recognizing that such programs will positively affect the County's ability to improve roadway level of service standards without expensive capital projects and to reduce air pollution while lowering energy cost for its citizens.

The County amended its CTR ordinance last in the fall of 1998.

#### **F. Nonmotorized Transportation**

King County's Nonmotorized transportation programs operate under the title RoadShare. RoadShare considers both the recreational and alternative travel values of a comprehensive nonmotorized network. RoadShare was created in 1987 to promote nonmotorized transportation elements of the overall County transportation system. The program is responsible for planning, coordination, outreach, and public participation activities related to this mission.

##### **1. Planning**

RoadShare is responsible for the development of the King County Nonmotorized Transportation Functional Plan which replaced and expanded upon the 1974 King County General Bicycle Plan. This functional plan established service and facility standards, program recommendations, and research areas relating to the specific needs of bicyclists, pedestrians, and equestrians on the County road system.

RoadShare is also involved in the annual review of projects contained in the annual Transportation Needs Report (TNR). Currently, approximately one half of TNR proposed projects contain some nonmotorized element.

RoadShare annually participates in the review of candidate projects for the Department of Transportation Maintenance Section's annual Overlay Paving Candidate List. This review identifies nonmotorized transportation system deficiencies correctable through regular road maintenance procedures.

Other planning activities include the following:

- Plans, studies and project review
- CIP project and development review
- Zoning Code and other relevant ordinance changes/review

##### **2. Public Information**

Realizing that public information is an important element of RoadShare's overall success, King County places a heavy emphasis on outreach programs such as the Seattle Bike Expo and the Annual Pedestrian Safety conference.

### **3. King County Bicycling Guide Map**

This document serves two purposes. First, it provides data on road conditions relevant to bicyclists in an easy to understand manner on a network which includes all of the municipalities of the County, as well as the regional trails network. Second, the network represented on the map serves as the basis for bicycle facility planning and project priority decisions within the Nonmotorized Transportation Functional Plan. The Bicycling Guidemap can be found on the Department of Transportation's website at <http://www.metrokc.gov/kcdot/tp/bike/bikemap.html>

### **G. Washington State Highways**

Information on the State Highway system can be found on the WEB page for the WSDOT Planning and Programming Service Center, Transportation Data Office (TDO) at <http://www.wsdot.wa.gov/ppsc/TDO/trips.htm>.

The TDO is responsible for collecting, processing, analyzing, and disseminating transportation data pertaining to the Washington State highway system, including: traffic collision data, traffic counts, travel analysis and traffic forecasting support, an online highway data system, and a database of 80,000 miles of Washington State public roads.

See Map 3 for the State Limited Access Facilities.

### **H. Transit**

#### **1. Metro**

Transit services in King County are provided by four public transit agencies. King County Metro Transit provides the vast majority of regular bus service and general public demand responsive service ("Dial-a-Ride") available to King County residents. Pierce Transit and Community Transit provide commuter bus services into King County urban centers including downtown Seattle, downtown Bellevue, and the University District in northeast Seattle. In 1988 Sound Transit (the Puget Sound Regional Transit Authority) began implementation of all-day express bus services primarily concentrated in the east and south King County areas. These services are part of phase-one service implementation plans for a three-county system of express bus, commuter rail, and light rail services to be fully operational by 2006.

Metro operates a fleet of about 1,300 vehicles, including standard and articulated coaches, electric trolleys, dual-powered buses, and streetcars. This fleet serves an annual ridership of more than 95 million within a 2,128 square mile area. All Metro buses have wheelchair lifts and all routes and trips are accessible to riders who are disabled. Metro provides paratransit van service and a taxi scrip program that provided over 1 million passenger trips in 1999.

See Map 4 for the High Priority Bus Corridors and Map 5 for transit ridership volumes on King County arterials.

Metro operates the largest publicly owned vanpool program in the country. More than 700 vans make about 3 million trips per year. More than 5,000 people use those vans every day, eliminating about 4,500 vehicles from area roads. The regional ridematch system helps commuters form and sustain new carpools and vanpools in seven counties by matching names in a computer data base.

See Attachment D for references to Metro capital facilities and services.

## **2. Central Puget Sound Regional Transit Authority (Sound Transit)**

In 1996, voters in the urbanized areas of King, Snohomish and Pierce Counties approved *Sound Move*, the Sound Transit Master Plan. *Sound Move* is a 10-year program that will see the implementation of new regional express bus, commuter rail and light rail services. Sound Transit's services are considered high-capacity transportation (HCT) services that carry large numbers of people faster and more frequently than a basic, conventional bus system. To accomplish this, buses and trains usually need to run in their own rights-of-way, separated from general traffic.

Sound Transit services will be integrated with the local bus routes operated by King County Metro so that all services support and complement each other. A 1998 Memorandum of Understanding (MOA) between the two agencies established the basic principles under which a coordinated system will be planned and operated. The MOA describes the general working relationship between Sound Transit and King County. It supports the vision of a seamless, easy-to-use system of regional and local services and the framework for subsequent agreements between the County and individual Sound Transit lines of business (regional express bus, commuter rail and light rail). More information on Sound Transit can be found at the following website:  
<http://www.soundtransit.org>. Map 6 shows the Sound Transit System.

### **I. Rail Facilities**

A complete description of the existing railroad facilities, abandoned right-of-ways, Amtrak service levels, passenger traffic volumes, and freight data provided in King County is available in the Statewide Rail Passenger Program Technical Report (January 1992) and the Washington State Freight Rail Plan. These reports authored by the Washington State Department of Transportation, Planning Research and Public Transportation Division, identify rail facilities statewide. Inventory information in this document is based on (1) field reconnaissance; (2) railroad track charts, and (3) other documentation of conditions that relate to passenger and freight train operating speeds such as:

- Track alignment and configuration,
- Locations and lengths of double track segments and passing sidings,
- Weight, age, and condition of the rail,
- Super elevation provided on curves,
- Type of signal system,
- Type (i.e. speed capabilities) of turn outs and crossovers,
- Grade-crossing locations and the types of grade crossing protection provided, and

- Authorized maximum speeds and the reason for the existing speed restrictions.

Additional information from the PSRC on freight can be found at the following web site:  
[http://www.psrc.org/datapubs/pubs/publist\\_freight.htm](http://www.psrc.org/datapubs/pubs/publist_freight.htm)

**ATTACHMENT A  
AIRPORTS IN KING COUNTY**

As of May 2000 there are 12 public use airports in King County, as follows:

Commercial Passenger Service

Sea-Tac International

Reliever Airports

Auburn Municipal  
King County International Airport/Boeing Field  
Renton Municipal

General Aviation Airports

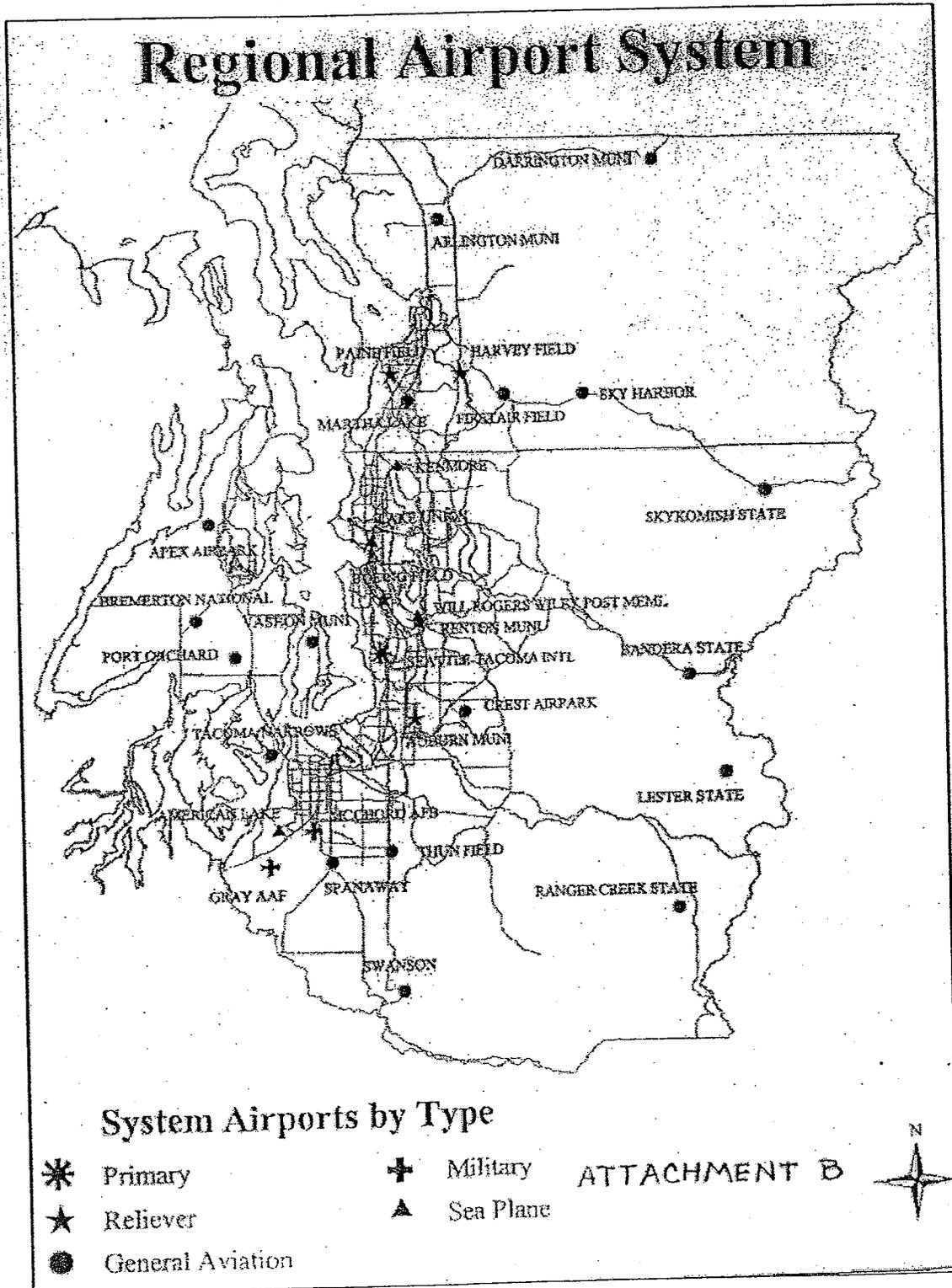
Bandera State \*  
Crest Airpark  
Lester State \*  
Skykomish State \*  
Vashon Municipal  
*\* Airport is owned by State of Washington*

Seaplane Bases

Kenmore Air Harbor  
Lake Union Air Service  
Will Rogers/Wiley Post Memorial

ATTACHMENT B

REGIONAL AIRPORT SYSTEM MAP



## ATTACHMENT C

### TRANSIT FLYER STOPS

1. SR-520 & Montlake Blvd East
2. SR-520 & 92nd Avenue Northeast
3. SR-520 & Evergreen Point Floating Bridge
4. I-405 & North 30th (Renton)
5. I-405 & Northeast 70th Street
6. I-405 & Northeast 132nd Street
7. I-405 & Northeast 160th Street
8. I-405 & Southeast 8th Street
9. I-405 & Coal Creek Parkway
10. I-405 & 112th Avenue Southeast
11. I-5 & Northeast 145th Street
12. I-5 & South 272nd Street
13. I-5 & SR 516
14. I-5 & Northeast 45th Street
15. I-90 & Island Crest Way
16. I-90 & 23rd Avenue South / Rainier Avenue

## ATTACHMENT D

### METRO REFERENCE FOR CAPITAL FACILITIES AND SERVICES

1. Regional Transit Project Metro HOV/Busway Planning, 2010/2020 No-Build Alternative Draft Final Report, ICF Kaiser Engineers, December 1990.

The No-build Alternative consists of the 2010 background roadway network. It includes the budgeted portion of the Washington State Department of Transportation's (WSDOT) HOV Program. The No-Build alternative transit system is the 1991 network including all services and capital facilities for Metro, Community Transit, and Pierce Transit.

Available: Sound Transit 206/398-5000

2. Puget Sound Regional Council, Park-and-Ride Lot Inventory: Puget Sound Region, (1996).

An inventory of publicly-operated park-and-ride lots within the Puget Sound Region of Island, King, Kitsap, Pierce, Snohomish, and Thurston Counties.

Available: Puget Sound Regional Council 206/587-4825

3. King County/Metro Service Development Division, Metro Passenger Shelters, King County Metro

Lists and maps over 1,400 passenger shelter units at various locations within Metro's service area. Reports on sites with engineering drawings available in Design and Construction's records storage.

Available: King County Metro Route Facilities Section 206/684-3404.

4. King County Department of Transportation, Quarterly Park-and-Ride Lot Utilization Reports, Metro

A quarterly report that provides complete utilization information for all permanent (major) park-and-ride lots within Metro's service area, as well as partial utilization on the leased lot program and the smaller WSDOT lots.

Available: Transportation Planning Division 206/263-3583

5. King County/Metro Transit Division, The Book, Tri-annual publication, Metro.

The Book is published during February, June, and September for Metro service changes. It contains changes to the policies, procedures, route descriptions, signage, maps, and other instructions.

Available: Metro Operations Division 206/684-1656

6. King County/Metro Transit Division, Transit Resources Analysis Model (TRAM), Metro.

The TRAM is an ad hoc reporting system for tracking ridership, services hours, bus trips, mileage, and productivity at the route level.

Available: Service Implementation Section 206/684-1640

7. King County/Metro Transit Division, Public Transportation Vehicle Roster, Metro

The Public Transportation Vehicle Roster provides an inventory of buses operated by Metro including the fleet number, make, model, serial number, number of seats and wheelchair capacity.

Available: Revenue Vehicle Contract Management 206/684-1640

8. King County Department of Transportation, 2000 Transportation Budget.

The 2000 Transportation Budget contains sections on transit capital and operating improvements pertinent to comprehensive plans.

Available: Transit Budget and Finance Section 206/684-1919.

9. King County/Metro Transit Division, Transit Speed and Reliability Six Year Plan Update (2001-2006), June 1999.

Lists Transit Speed and Reliability current and planned projects in the King County Region.

Available: Speed and Reliability Section 206/263-7387

10. King County Metro Transit Division. Transit Operating Facilities Strategic Plan, October 1999, Metro Transit.

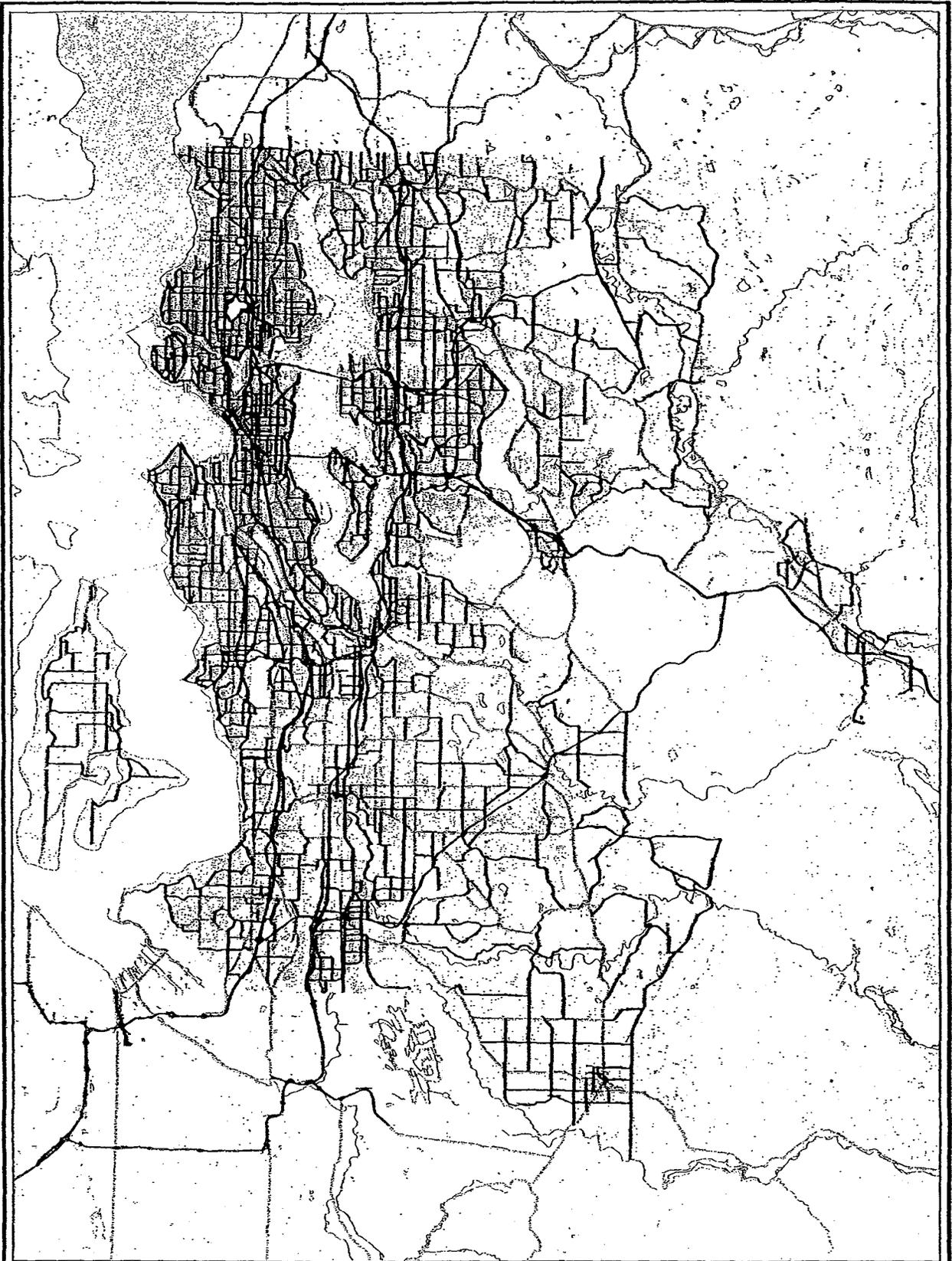
The plan lists existing bus base facilities and provides recommendations for meeting projected bus base capacity demand from 1998 through 2020 and beyond.

Available: Metro Transit Power and Facilities 206/684-1846.

11. King County Department of Transportation, 2002-2007 Transit Development Plan (Year 2000 DRAFT).

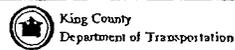
The six-year transit development plan outlines how the County intends to meet state and local long-range priorities for public transportation, capital improvements, significant operating changes planned for the system, and how to fund program needs.

Available: Currently under development.



# King County Arterial Map

MAP-1



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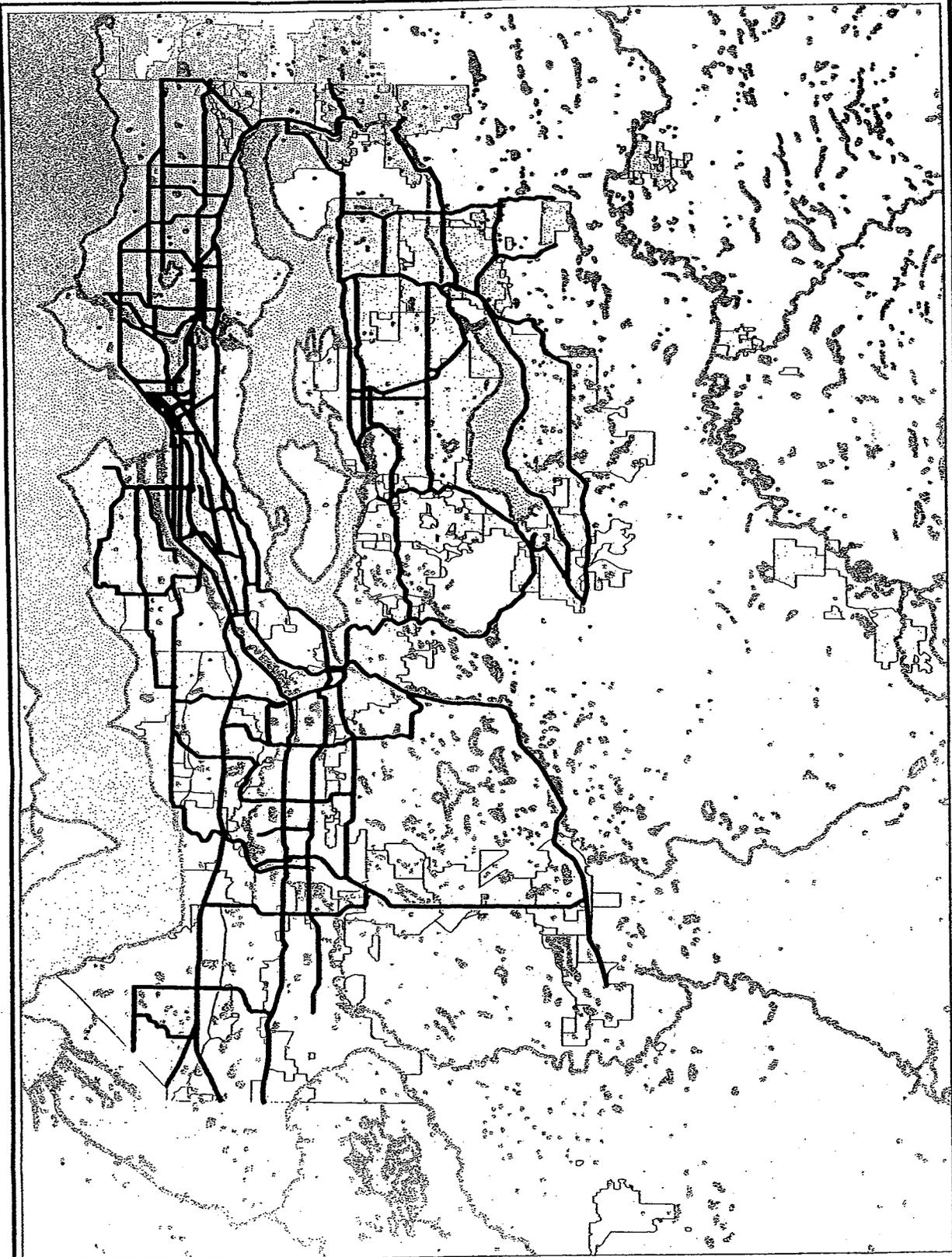


1 0 1 2 3 4 5 Miles

May 2000

## Legend

-  Freeways.shp
-  Minor.shp
-  Collectors.shp
-  Principals.shp



MAP 2

# Regional Arterial Network DRAFT

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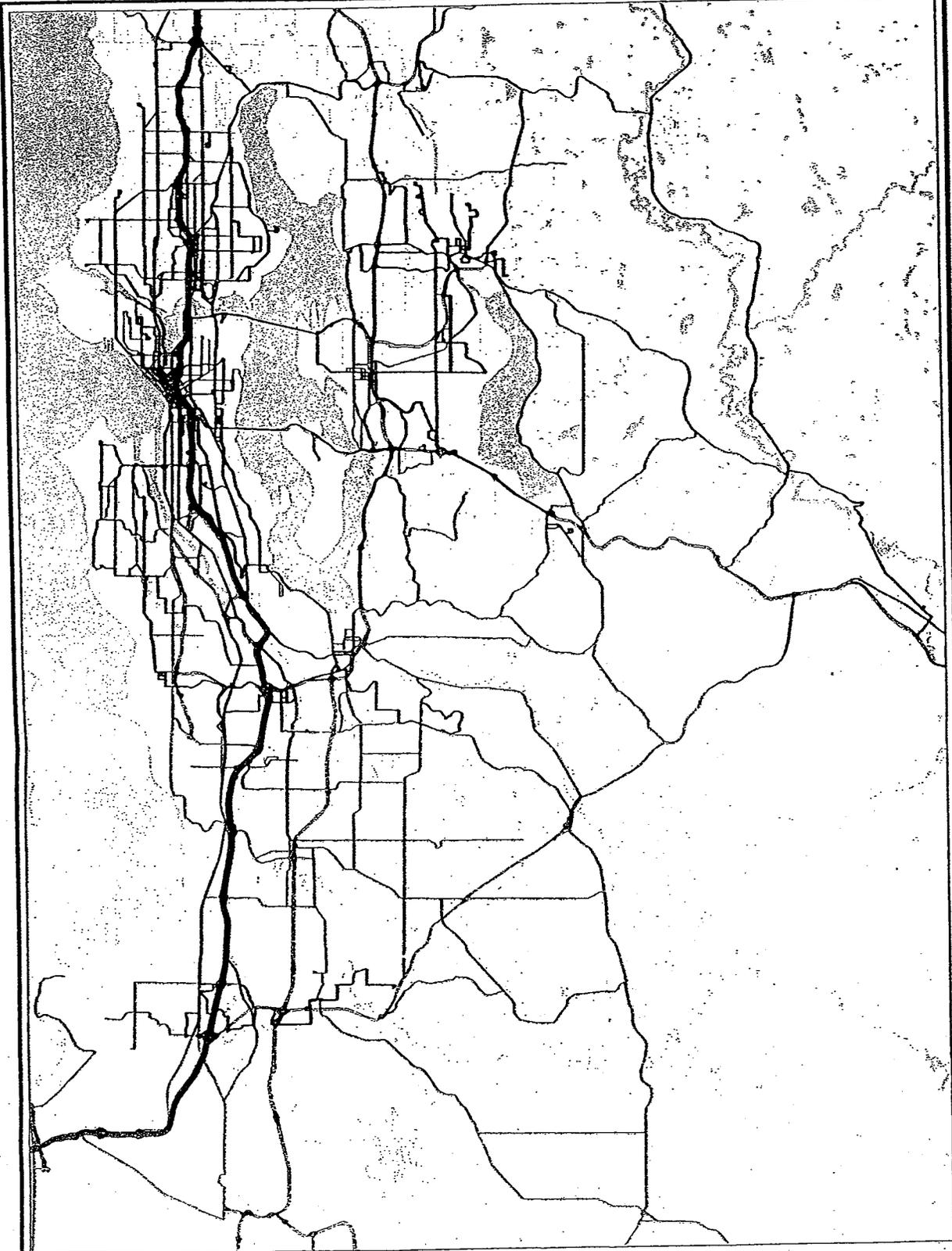
King County  
Department of Transportation



0.0 0 0.8 1.6 Miles

May 16, 2000





MAP 4

# High Priority Bus Corridors

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King County  
Department of Transportation

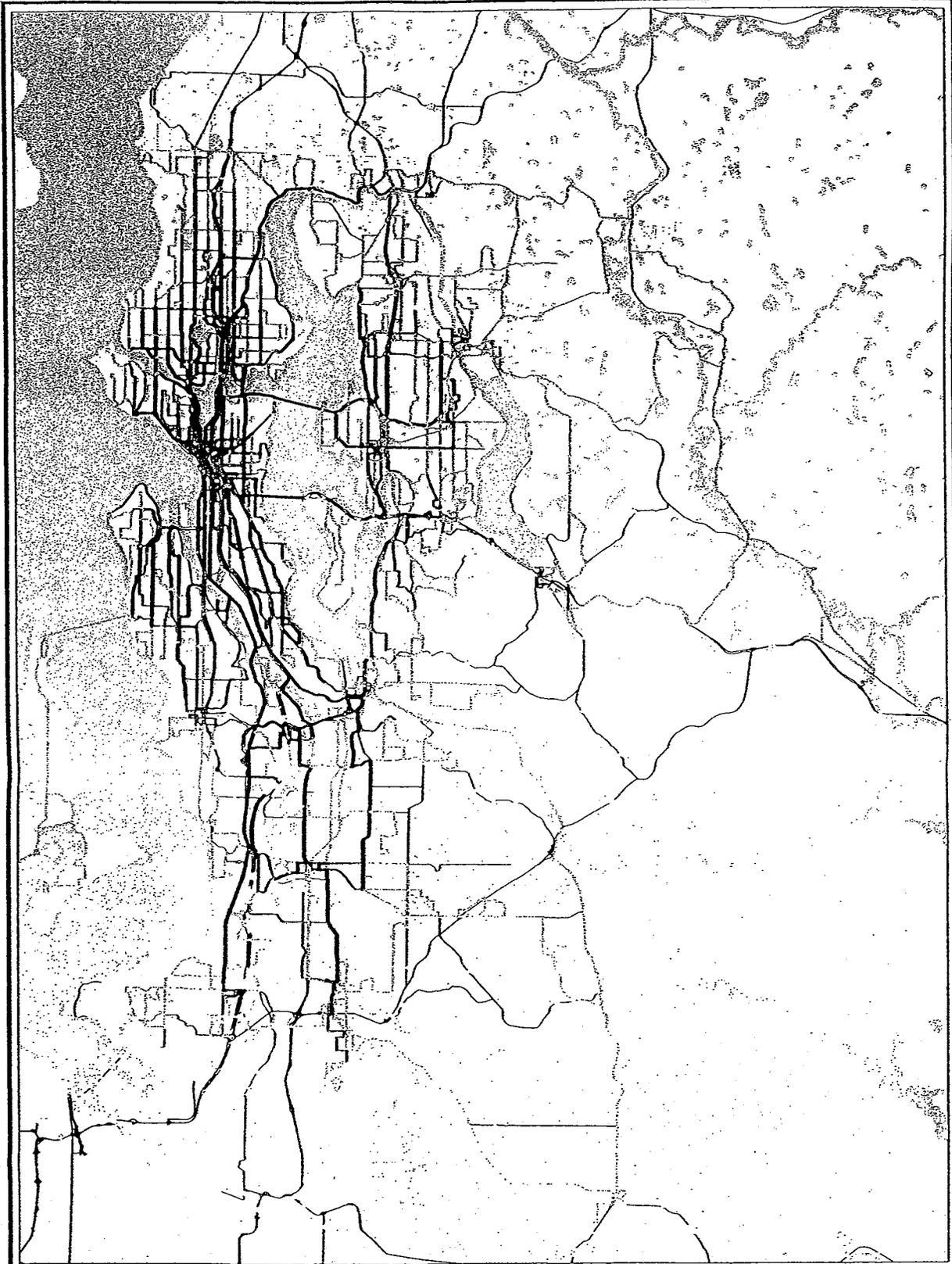


May 17, 2000

0.7 0 0.7 1.4 Miles

## Legend

-  High Priority Bus CorridorsMet.shp
-  Streets - Primary Arterials
-  Streets - Freeways



# Transit Ridership Volumes on all Arterials <sup>MAP 5</sup>

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King County  
Department of Transportation

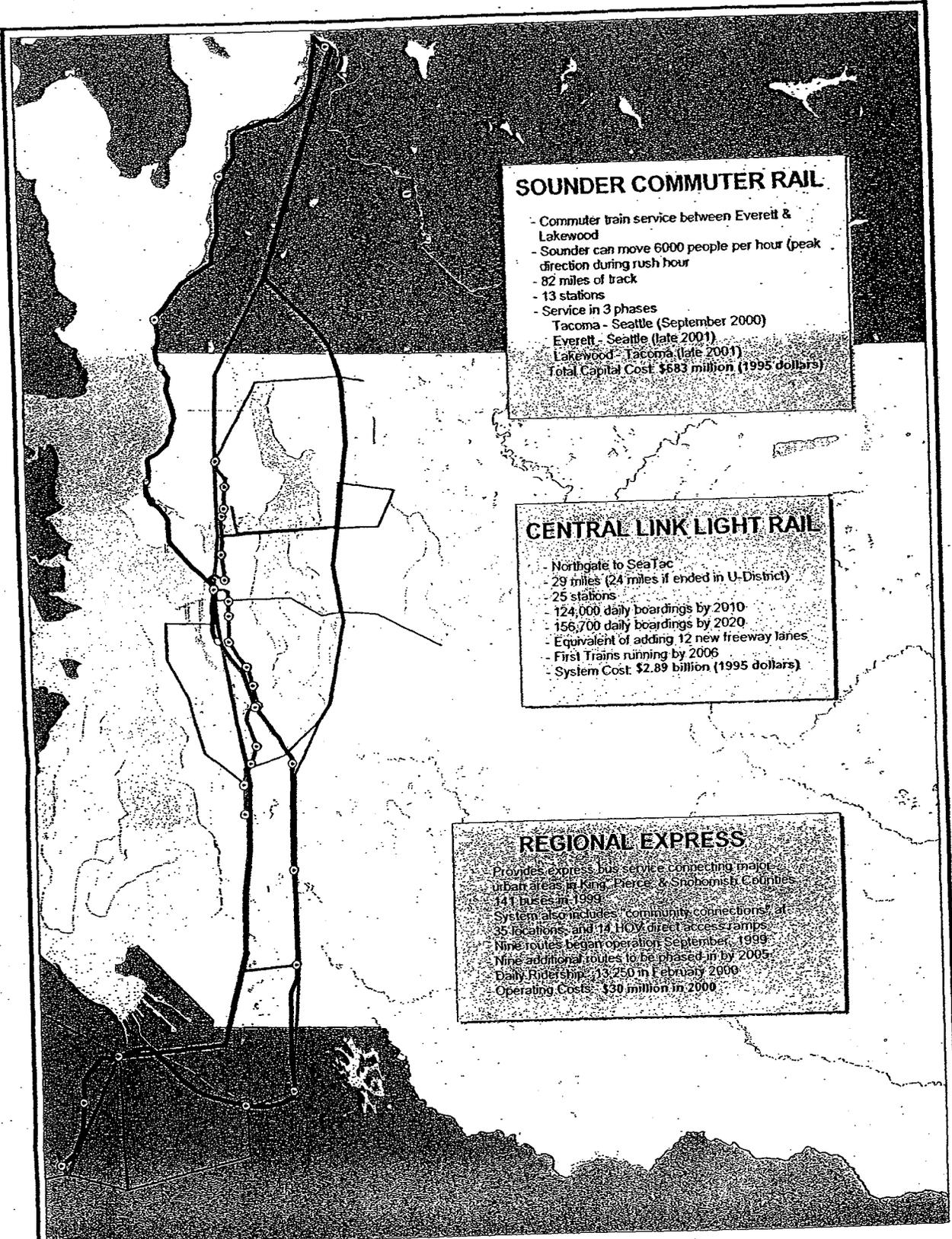


0.8 0 0.8 1.6 Miles

May 15, 2000

## Legend

- Total transit ridership
-  3000 or more
  -  1000- 3000
  -  500- 1000
  -  1 - 500



**SOUNDER COMMUTER RAIL**

- Commuter train service between Everett & Lakewood
- Sounder can move 6000 people per hour (peak direction during rush hour)
- 82 miles of track
- 13 stations
- Service in 3 phases
  - Tacoma - Seattle (September 2000)
  - Everett - Seattle (late 2001)
  - Lakewood - Tacoma (late 2001)
- Total Capital Cost \$683 million (1995 dollars)

**CENTRAL LINK LIGHT RAIL**

- Northgate to SeaTac
- 29 miles (24 miles if ended in U-District)
- 25 stations
- 124,000 daily boardings by 2010
- 156,700 daily boardings by 2020
- Equivalent of adding 12 new freeway lanes
- First Trains running by 2006
- System Cost: \$2.89 billion (1995 dollars)

**REGIONAL EXPRESS**

Provides express bus service connecting major urban areas in King, Pierce, & Snohomish Counties

141 buses in 1999

System also includes "community connections" at 35 locations, and 14 HOV direct access ramps

Nine routes began operation September, 1999

Nine additional routes to be phased in by 2005

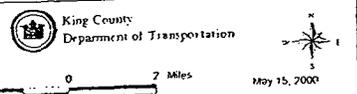
Daily Ridership: 13,250 in February 2000

Operating Costs: \$30 million in 2000

# Sound Transit System

MAP 6

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- Legend**
- Commuter stations.shp
  - Funded
  - Provisional
  - Commuterrail.shp
  - Lightrailpts.shp
  - Commuterrailc.shp
  - Regional express.shp

## LAND USE AND TRAVEL FORECASTING

June 1994

To provide travel forecasts for the Comprehensive Plan Update the King County Transportation Planning section has developed a countywide travel demand forecasting model using the EMME/2 software package. The model was originally developed in 1990 for implementation of the Road Mitigation Payment System.

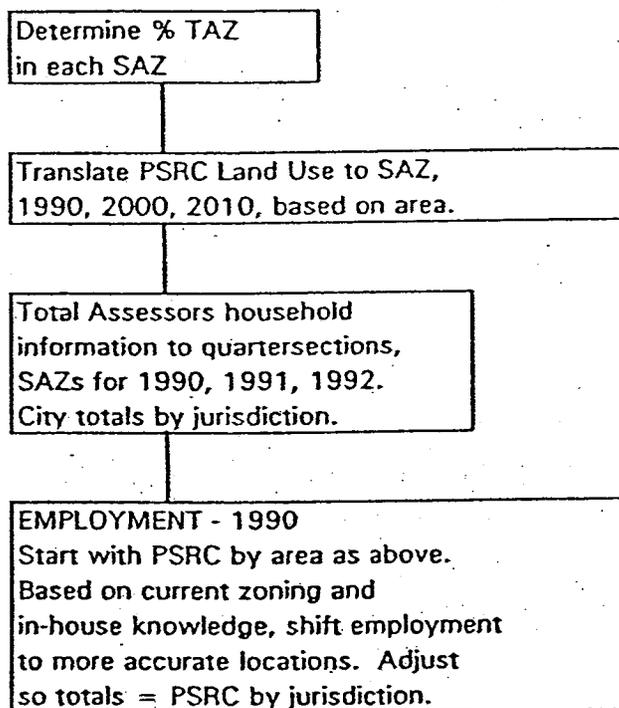
**Land Use Assumptions:** Existing and forecast land use is derived from three sources. Information from the PSRC is used for both existing and forecast land use for Snohomish, Kitsap, and Pierce Counties, as well as existing employment within King County. King County Assessor data was aggregated to derive existing residential totals within King County. For incorporated areas within King County, the residential and employment growth assumptions were taken from the Growth Management Planning Council for each jurisdiction. Residential and employment growth for unincorporated King County were developed by King County PCD. Total existing (1990) and forecast (2010) housing and employment assumptions, as well as total and unincorporated growth assumptions are attached.

**Vehicle Trip Tables:** The trip distribution and mode choice for the King County travel model is based on PSRC's trip tables by mode and purpose. For trip distribution, the ratio of total person trips produced by King County and PSRC land use assumptions were used to adjust the vehicle trip zone totals calculated by the PSRC for each trip purpose. For each trip type the zone to zone interchanges are then balanced to the new totals. The trip end totals from the resulting combined vehicle trip table for daily and PM peak time periods are attached.

Trip Tables and Networks available at Transportation Planning.



### 1990 LAND USE



2010 LAND USE

Incorporated

PSRC A2 LU allocated by area to SAZ. Subtract 2010-1990 = A2 growth.

Apply % jurisdiction coverage for each SAZ from GIS to PSRC growth (adjust where needed). Total for jurisdiction. Calculate % growth of each jurisdiction w/in each zone.

Apply new city totals and reallocate.  
 RESULT: Incorporated HH & Emp totals by SAZ

Unincorporated

KC PCD emp and SF/MF growth by SAZ. HH = 60,000, employment = 28,700.

Compare SF/MF to pipeline. Adjust so that zone by zone growth > = pipeline. Adjust so total HH = 60,000.

Add KC emp totals to incorporated employment totals. Keep KC HH data separate.

Subtract:  
 2010 PSRC A2 LU minus 1990 PSRC LU (unadjusted) = PSRC A2 GROWTH by employment sector & SF/MF

Pull out negative growth (losses) by sector & zone, and compare to our adjusted 1990, adjust negatives so they do not exceed 1990 zonal values. Total negatives by zone.

Add (-1 X) negative totals to KC & incorp. emp totals and incorp HH totals.

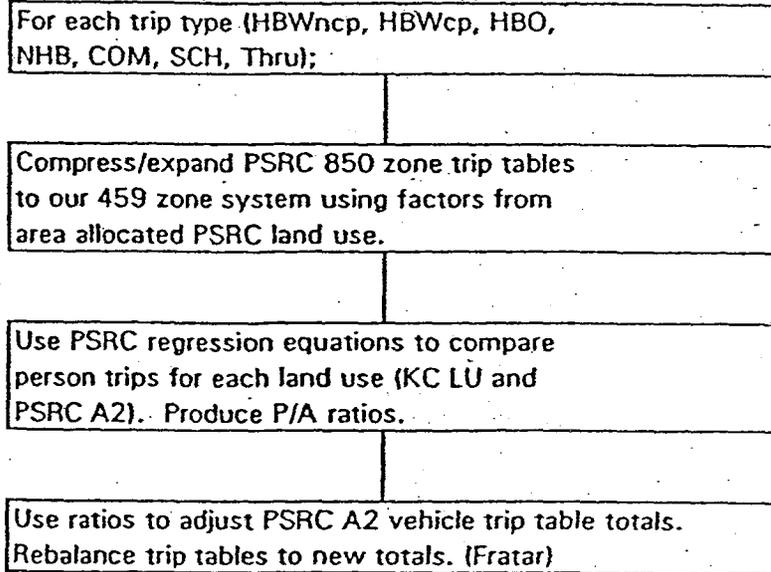
Allocate emp totals and incorp HH to sectors by PSRC A2: non-negative growth %.

Add PSRC A2 adjusted negatives to bring totals back to actual.

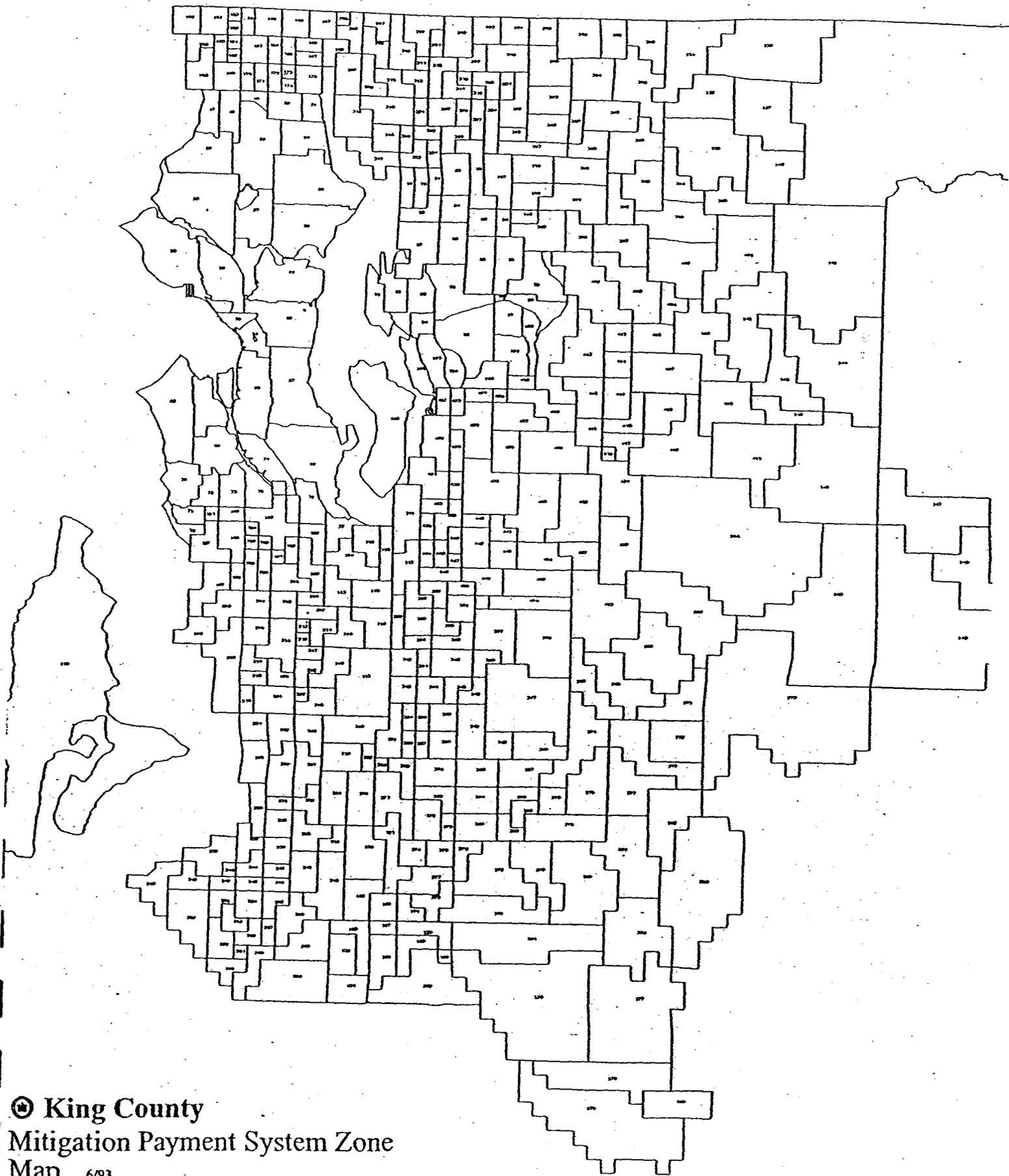
Add in KC HH

RESULT: Land use growth estimates by sector/s/limi for each zone. Add to adjusted 1990 LU to get 2010 total Land use.

## TRIP TABLE DEVELOPMENT



ZONE SUMMARIES	VEHICLE TRIPS			LAND USE			1990 - 2010			1980 - 2010				
	1990			2010			2010			1980 - 2010				
	DAILY	PMPK		DAILY	PMPK		TOT HH	TOT EMP	TOT GROWTH	TOT HH	TOT EMP	UNINC GROWTH		
Snohomish Co.	1183210	114070		1738128	166820		171633	182462		278940	282341	89889	0	0
Kitsap Co.	42809	4767		59701	6378		3488	14123		6414	16870	2747	0	0
Pierce Co.	2085537	206850		2789288	274890		279933	292324		400119	396426	104102	0	0
Seattle	1820826	191673		1977216	207470		248891	488855		308888	635453	146598	0	0
East Crites	713614	78347		815114	97580		79041	128164		102001	184674	22960	0	0
Grn R Val	398260	44116		581298	67081		33189	114000		49290	147643	16091	30	0
Vashon	10845	1119		13244	1398		4068	1796		4247	2019	189	189	224
Snoqualmie	49388	4187		115101	8113		10177	5444		18520	14278	8343	1242	336
Shoreline	192218	18794		258988	26367		25212	17182		30124	22705	4912	4762	533
Enumclaw	38781	3822		58476	5239		6066	4417		8827	5177	2781	61	0
Highline	489940	50179		626458	66542		67887	81497		73093	118084	15108	1808	6113
Fed Way	273798	25845		421440	44538		38951	29542		60828	44908	21877	3838	3591
Tah/Rav H	57186	4088		109138	8633		13507	2458		18581	7224	6084	4895	3856
Northshore	252725	23879		382896	37675		36852	28929		46980	38528	10128	3320	2183
Soos Crk	28682	26151		469768	44781		45246	24751		64789	39383	19553	11916	2656
Bear Crk	32328	2783		58936	4884		5586	5262		11474	7307	5878	4721	608
East Sam	54774	4088		123722	10884		11420	3217		20634	7710	8214	8892	3450
Newcastle	210471	18744		317381	30942		30018	22842		41764	32581	11736	4128	678
TOTAL	8183581	823410		10894891	11111392		1101176	1437254		1544293	1984191	443117	50000	28703
KC TOT	4862226	497723		6406773	663504		646222	988356		860820	1308654	214698	60000	28703



King County  
Mitigation Payment System Zone  
Map 693

ALTERNATIVE 1 EXISTING PLANS				ALTERNATIVE 2 BASELINE				ALTERNATIVE 3 CENTERS							
LOS A-C		LOS A-C		LOS A-C		LOS A-C		LOS A-C		LOS A-C		LOS A-C			
ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds	Uninc Rds
1	282	180	0	1	313	193	0	1	311	193	0	1	311	193	0
2	1582	764	460	2	1801	774	470	2	1821	780	476	2	1821	780	476
3	808	529	521	3	873	493	483	3	873	500	489	3	873	500	489
4	1037	634	634	4	1028	619	619	4	1029	621	621	4	1029	621	621
	3789	2107	1815		3815	2078	1572		3833	2095	1586		3833	2095	1586
LOS D		LOS D		LOS D		LOS D		LOS D		LOS D		LOS D		LOS D	
ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds	Uninc Rds
1	59	14	0	1	58	10	0	1	56	12	0	1	56	12	0
2	161	74	42	2	136	40	27	2	135	49	28	2	135	49	28
3	47	13	13	3	48	22	21	3	48	17	17	3	48	17	17
4	47	22	22	4	32	13	13	4	33	13	13	4	33	13	13
	315	124	77		274	85	61		272	81	57		272	81	57
LOSE		LOSE		LOSE		LOSE		LOSE		LOSE		LOSE		LOSE	
ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds	Uninc Rds
1	89	28	0	1	93	42	0	1	101	45	0	1	101	45	0
2	144	63	28	2	137	62	21	2	135	54	19	2	135	54	19
3	41	22	21	3	37	15	15	3	38	16	16	3	38	16	16
4	25	7	7	4	32	9	9	4	30	9	9	4	30	9	9
	300	119	54		300	128	45		304	124	44		304	124	44
LOS F		LOS F		LOS F		LOS F		LOS F		LOS F		LOS F		LOS F	
ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds	Uninc Rds
1	571	112	0	1	537	80	0	1	533	84	0	1	533	84	0
2	515	150	69	2	472	143	52	2	462	138	50	2	462	138	50
3	148	41	38	3	133	38	36	3	132	33	32	3	132	33	32
4	100	33	33	4	84	34	34	4	85	33	33	4	85	33	33
	1332	337	141		1236	304	123		1222	287	115		1222	287	115
ALL		ALL		ALL		ALL		ALL		ALL		ALL		ALL	
ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds Only	Uninc Rds Only	ALL KC	ALL Uninc	Uninc Rds	Uninc Rds
1	1001	335	0	1	1001	335	0	1	1001	335	0	1	1001	335	0
2	2383	1051	598	2	2350	1019	570	2	2353	1021	573	2	2353	1021	573
3	1144	606	594	3	1091	568	554	3	1091	568	554	3	1091	568	554
4	1210	696	696	4	1188	675	675	4	1186	675	675	4	1186	675	675
	5738	2688	1888		5628	2594	1800		5631	2597	1802		5631	2597	1802

Link Types: 1=Freeway, 2=Principal Arterial, 3=Minor Arterial, 4=Collector Arterial

ALTERNATIVE 1 EXISTING PLANS				ALTERNATIVE 2 BASELINE				ALTERNATIVE 3 CENTERS			
CONGESTED VMT (V/C > 1)		Unline Rds only		CONGESTED VMT (V/C > 1)		Unline Rds only		CONGESTED VMT (V/C > 1)		Unline Rds only	
ALL KC	ALL UNIN	ALL KC	ALL UNIN	ALL KC	ALL UNIN	ALL KC	ALL UNIN	ALL KC	ALL UNIN	ALL KC	ALL UNIN
1	1539284	270555	0	1369570	221636	0	0	1	1359894	206689	0
2	709117	169352	76134	841789	169700	59925	59925	2	626505	162623	56367
3	160608	44154	39830	145098	37664	37237	37237	3	144397	33300	34801
4	87703	30812	30812	80474	31847	31847	31847	4	91773	30019	30019
	2506722	515173	146876	2246929	460349	129009	129009		2222569	436632	121287
TOTAL VMT				TOTAL VMT				TOTAL VMT			
ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only	
1	2075070	506162	0	1845617	482062	0	0	1	1841971	478519	0
2	1654067	624631	314512	1557891	582153	278799	278799	2	1555771	585577	281716
3	509903	204553	196135	476589	184748	177774	177774	3	476957	183767	176881
4	327820	147481	147481	302342	129933	129933	129933	4	298675	125865	125865
	4566960	1482827	658126	4282439	1378894	586506	586506		4275374	1373748	584462
RATIO CONGESTED VMT				RATIO CONGESTED VMT				RATIO CONGESTED VMT			
ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only	
1	74%	53%	0%	70%	48%	0%	0%	1	70%	44%	0%
2	43%	27%	24%	41%	29%	21%	21%	2	40%	28%	20%
3	31%	22%	20%	30%	21%	21%	21%	3	30%	19%	20%
4	30%	21%	21%	30%	25%	25%	25%	4	31%	24%	24%
	55%	35%	22%	52%	33%	22%	22%		52%	32%	21%
CONGESTED SPEEDS				CONGESTED SPEEDS				CONGESTED SPEEDS			
ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only	
1	43.4	48.4	0.0	45.1	48.8	0.0	0.0	1	45.1	48.9	0.0
2	34.9	38.3	37.2	35.6	38.5	37.9	37.9	2	35.7	38.6	38.0
3	31.2	33.6	33.8	31.2	33.5	33.5	33.5	3	31.3	33.4	33.4
4	27.5	29.3	29.3	27.4	28.9	28.9	28.9	4	27.4	29.0	29.0
FREE FLOW SPEEDS				FREE FLOW SPEEDS				FREE FLOW SPEEDS			
ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only	
1	56.9	57.43	0	56.9	57.3	0.0	0.0	1	56.9	57.3	0.0
2	42.15	42.85	41.2	42.3	43.0	41.4	41.4	2	42.3	43.0	41.4
3	36.03	36.7	36.76	36.0	36.6	36.7	36.7	3	36.0	36.7	36.7
4	31.19	31.81	31.81	31.2	31.7	31.7	31.7	4	31.1	31.7	31.7
RATIO SPEEDS				RATIO SPEEDS				RATIO SPEEDS			
ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only		ALL KC	ALL UNIN	Unline Rds only	
1	76%	84%	0%	78%	85%	0%	0%	1	79%	85%	0%
2	83%	89%	90%	84%	89%	92%	92%	2	85%	90%	92%
3	87%	92%	92%	87%	91%	91%	91%	3	87%	91%	91%
4	88%	92%	92%	88%	91%	91%	91%	4	88%	92%	92%

Link Types: 1=Freeway, 2=Principal Arterial, 3=Minor Arterial, 4=Collector Arterial

King County Transportation Planning  
Comprehensive Plan Update

Printed 2:56 PM 9/1/94

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP
			UNINC GROWTH				UNINC GROWTH			
1	33891	22153	53939	28236	20048	6083	0	0	0	0
2	10028	21844	13630	45081	3602	23237	0	0	0	0
3	17847	10690	26229	14264	8382	3574	0	0	0	0
4	16073	41633	24483	59655	8410	18022	0	0	0	0
5	17349	18617	35531	30103	18182	11486	0	0	0	0
6	13694	3100	25644	7165	11950	4065	0	0	0	0
7	2908	303	5536	1093	2628	790	0	0	0	0
8	5384	3156	10314	8290	4930	5134	0	0	0	0
9	3072	5269	7473	10271	4401	5002	0	0	0	0
10	11004	17208	16287	30293	5283	13085	0	0	0	0
11	8303	4309	10396	5422	2093	1113	0	0	0	0
12	3033	3058	3805	4064	772	1006	0	0	0	0
13	302	45	383	49	81	4	0	0	0	0
14	2335	882	3062	1020	727	138	0	0	0	0
15	2409	738	3148	913	739	175	0	0	0	0
16	1397	1324	1850	1741	453	417	0	0	0	0
17	1681	1569	2260	2301	579	732	0	0	0	0
18	3163	902	4354	1203	1191	301	0	0	0	0
19	2547	984	3427	1271	880	287	0	0	0	0
20	4834	1484	8364	3396	3530	1912	0	0	0	0
21	5059	775	8405	1658	3346	883	0	0	0	0
22	2482	1875	4191	4180	1709	2305	0	0	0	0
23	2738	534	4229	672	1491	138	0	0	0	0
24	3354	808	6350	1616	2996	808	0	0	0	0
25	134	13315	64	15254	-70	1939	0	0	0	0
26	5072	34627	8367	56886	3295	22259	0	0	0	0
27	30566	17299	35738	19402	5172	2103	0	0	0	0
28	38610	30234	48986	34704	10376	4470	0	0	0	0
29	8700	22315	13824	30821	5124	8306	0	0	0	0
30	21734	11954	24705	15349	2971	3395	0	0	0	0
31	2378	7954	4103	12326	1725	4372	0	0	0	0

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP
32	2697	2290	3798	5123			1101	2833		
33	2286	410	3226	888			940	478		
34	240	1107	316	1191			76	84		
35	2637	532	4373	1807			1736	1275		
36	1288	512	1676	606			388	94		
37	2439	588	3556	700			1117	112		
38	11183	5124	17284	9485			6101	4361		
39	13740	11148	21258	18126			7518	6978		
40	5539	1923	6958	4020			1419	2097		
41	9401	2256	17983	6657			8582	4401		
42	29963	12842	45446	23135			15483	10293		
43	7596	43238	11448	48836			3852	5598		
44	14599	6743	24153	8461			9554	1718		
45	52316	71705	78181	88213			25865	16508		
46	16949	7523	24740	9890			7791	2367		
47	1255	134	1471	170			216	36		
48	4404	3097	5288	3694			884	597		
49	1048	410	1254	491			206	81		
50	3427	1138	4310	1688			883	550		
51	2598	1873	3276	2807			678	934		
52	7904	3355	8710	4083			806	728		
53	13644	17504	20061	28791			6417	11287		
54	5087	2783	6424	4153			1337	1370		
55	27026	19613	30664	28217			3638	8604		
56	12382	6420	13622	6540			1240	120		
57	12729	10858	15346	14121			2617	3263		
58	14095	40333	17063	54749			2968	14416		
59	10241	7554	11151	8789			910	1235		
60	17684	41586	22052	47521			4368	5935		
61	12614	11249	15059	13263			2445	2014		
62	23917	35757	30175	43051			6258	7294		

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ZONE	LAND USE				1990		2010		1990 - 2010		1990 - 2010	
	1990		2010		1990 - 2010		1990 - 2010		1990 - 2010		1990 - 2010	
	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP
63	4216	34695	11245	57162	7029	22467	0	0	0	0	0	0
64	8968	139126	13210	181200	4242	42074	0	0	0	0	0	0
65	16258	6644	19682	8031	3424	1387	0	0	0	0	0	0
66	2478	46229	3601	56936	1123	10707	0	0	0	0	0	0
67	11922	18051	15055	23945	3133	5894	0	0	0	0	0	0
68	3244	2499	3924	2774	680	275	0	0	0	0	0	0
69	14007	5336	16404	6984	2397	1648	0	0	0	0	0	0
70	1074	33	1094	33	20	0	0	0	0	0	0	0
71	1650	812	1685	884	35	72	0	0	0	0	0	0
72	2830	938	3440	1115	610	177	0	0	0	0	0	0
73	2100	1445	2576	1568	476	123	0	0	0	0	0	0
74	639	20761	650	23400	11	2639	0	0	0	0	0	0
75	1412	5256	1460	5654	48	398	0	0	0	0	0	0
76	1451	2859	1827	3050	376	191	0	0	0	0	0	0
77	1952	125	2434	151	482	26	0	0	0	0	0	0
78	4635	382	4675	438	40	56	0	0	0	0	0	0
79	1574	1694	2137	2471	563	777	0	0	0	0	0	0
80	1270	1316	1741	1902	471	586	0	0	0	0	0	0
81	664	788	918	1149	254	361	0	0	0	0	0	0
82	2153	2938	2762	4421	609	1483	0	0	0	0	0	0
83	2169	1742	2889	2539	720	797	0	0	0	0	0	0
84	1279	501	1734	667	455	166	0	0	0	0	0	0
85	1843	2691	2902	3160	1059	469	0	0	0	0	0	0
86	1892	2001	2935	2576	1043	575	0	0	0	0	0	0
87	3586	2726	4512	3904	926	1178	0	0	0	0	0	0
88	724	421	861	519	137	98	0	0	0	0	0	0
89	4476	6211	5065	6211	589	0	0	0	0	0	0	0
90	1656	7300	2585	21237	929	13937	0	0	0	0	0	0
91	1349	155	1368	155	19	0	0	0	0	0	0	0
92	1452	398	1474	398	22	0	0	0	0	0	0	0
93	4367	3180	5015	3525	648	345	0	0	0	0	0	0

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ZONE	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	UNINC GROWTH
94	993	24527	4749	39218	3756	14691	0	0	0
95	2079	22494	2150	23756	71	1262	0	0	0
96	8504	12284	9358	13800	854	1516	0	0	0
97	5867	2241	6044	2541	177	300	0	0	0
98	2908	1733	5182	6684	2274	4951	0	0	0
99	2626	2461	2754	2863	128	402	0	0	0
100	1958	97	2031	107	73	10	0	0	0
101	3013	1168	3150	1345	137	177	0	0	0
102	3340	832	3571	894	231	62	0	0	0
103	1447	5349	1547	5626	100	277	0	0	0
104	1801	598	2021	654	220	56	0	0	0
105	1454	6227	1526	7272	72	1045	0	0	0
106	8424	5821	9674	7312	1250	1491	0	0	0
107	711	3972	2358	10611	1647	6639	0	0	0
108	1492	507	2954	643	1462	136	0	0	0
109	1689	1683	3522	3092	1833	1409	0	0	0
110	281	2108	512	3322	231	1214	0	0	0
111	1204	11056	2101	11789	897	733	0	0	0
112	2194	14354	3899	18711	1705	4357	0	0	0
113	3756	1632	4680	3018	924	1386	0	0	0
114	666	16267	1001	23839	335	7572	0	0	0
115	1402	4283	2238	6675	836	2392	0	0	0
116	341	9325	399	13740	58	4415	0	0	0
117	1556	23227	1869	24033	313	806	0	0	0
118	3406	5219	4039	5520	633	301	0	0	0
119	2409	3108	2876	3405	467	297	0	0	0
120	727	3562	1045	6378	318	2816	0	0	0
121	3057	1925	4251	3272	1194	1347	0	0	0
122	548	2906	797	4651	249	1745	0	0	0
123	1528	1625	2337	3147	809	1522	0	0	0
124	877	761	1084	1018	207	257	30	0	0

LAND USE		1990		2010		1990 - 2010		1990 - 2010	
ZONE	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	UNINC GROWTH
125	208	7973	397	8473	189	500	0	0	0
126	3562	3214	6336	4044	2774	830	0	0	0
127	1034	821	1831	1947	797	1126	0	0	0
128	961	397	1343	636	382	239	0	0	0
129	1053	366	1906	784	853	418	0	0	0
130	629	1436	1235	1841	606	405	0	0	0
131	1603	436	2767	485	1164	49	0	0	0
132	478	107	859	237	381	130	0	0	0
133	4058	1795	4247	2019	189	224	189	224	224
134	54	65	188	65	134	0	134	0	0
135	325	9	392	9	67	0	67	0	0
136	1053	227	2923	1624	1870	1397	21	0	0
137	251	6	311	6	60	0	60	0	0
138	438	33	483	33	45	0	45	0	0
139	1083	27	1167	27	84	0	84	0	0
140	4	1	11	1	7	0	7	0	0
141	796	347	1375	347	579	0	129	0	0
142	259	34	660	34	401	0	402	0	0
143	62	88	71	88	9	0	9	0	0
144	137	6	201	6	64	0	63	0	0
145	381	56	392	56	11	0	10	0	0
146	698	969	2181	1970	1483	1001	86	24	24
147	943	674	3535	5940	2592	5266	26	155	155
148	1942	2392	2802	3528	860	1136	22	123	123
149	1751	510	1828	544	77	34	77	34	34
150	1169	923	1503	969	334	46	335	46	47
151	2050	1525	2335	1794	285	269	285	269	269
152	534	187	743	1474	209	1287	210	1287	1287
153	294	159	344	418	50	259	50	259	259
154	1130	1203	1184	1203	54	0	54	0	0
155	1756	86	2176	115	420	29	420	29	29

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ZONE	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	UNINC GROWTH
156	1844	1027	2041	1328	197	301	155	255	
157	1142	38	1448	38	306	0	307	0	
158	491	1045	553	1403	62	358	12	312	
159	333	14	686	14	353	0	353	0	
160	694	51	694	51	0	0	0	0	
161	483	764	655	1621	172	857	172	856	
162	349	568	391	1034	42	466	42	466	
163	2009	818	2444	1008	435	190	435	190	
164	934	872	947	872	13	0	13	0	
165	1433	857	1650	922	217	65	217	65	
166	1181	30	1261	109	80	79	32	0	
167	446	30	755	51	309	21	298	0	
168	280	172	414	172	134	0	134	0	
169	1238	2810	1479	3638	241	828	242	829	
170	1200	873	1219	873	19	0	19	0	
171	841	43	1280	167	439	124	439	124	
172	1220	100	1220	100	0	0	0	0	
173	0	409	264	514	264	105	264	106	
174	244	1361	311	1462	67	101	67	101	
175	1917	1217	2127	1355	210	138	210	138	
176	616	418	629	418	13	0	13	0	
177	618	243	651	243	33	0	33	0	
178	349	140	354	140	5	0	5	0	
179	492	42	497	42	5	0	5	0	
180	3991	3574	6696	4334	2705	760	5	0	
181	461	1183	525	1359	64	176	65	176	
182	408	564	463	1038	55	474	55	474	
183	2361	4641	2635	7457	274	2816	275	2816	
184	446	92	456	182	10	90	10	90	
185	193	11053	240	11053	47	0	0	0	
186	652	11559	947	11559	295	0	0	0	

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010		UNINC GROWTH	
	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP
187	2239	505	2618	709	2618	709	379	204	209	193		
188	3248	1202	3285	1202	3285	1202	37	0	37	0		
189	339	213	375	231	375	231	36	18	36	19		
190	363	11	411	37	411	37	48	26	48	26		
191	519	147	541	208	541	208	22	61	22	61		
192	829	686	957	686	957	686	128	0	54	0		
193	1101	3788	1688	3915	1688	3915	587	127	0	0		
194	2521	217	2877	981	2877	981	356	764	356	764		
195	1945	778	1981	806	1981	806	36	28	36	27		
196	1736	213	2448	449	2448	449	712	236	17	0		
197	2247	535	2521	541	2521	541	274	6	0	0		
198	959	805	1093	807	1093	807	134	2	0	0		
199	955	1024	1064	1039	1064	1039	109	15	16	5		
200	872	77	1008	88	1008	88	136	11	30	0		
201	2032	748	2936	992	2936	992	904	244	0	0		
202	1008	533	1155	535	1155	535	147	2	0	0		
203	3279	7390	3689	7434	3689	7434	410	44	0	0		
204	1783	1399	2677	1612	2677	1612	894	213	0	0		
205	1040	1270	1382	1660	1382	1660	342	390	0	0		
206	973	405	1471	602	1471	602	498	197	8	0		
207	1480	1375	2170	1992	2170	1992	690	617	15	0		
208	2550	1468	2700	1468	2700	1468	150	0	0	0		
209	792	454	909	1150	909	1150	117	696	8	0		
210	758	823	821	1245	821	1245	63	422	35	254		
211	634	21351	845	28021	845	28021	211	6670	0	0		
212	609	173	821	236	821	236	212	63	0	0		
213	648	21	879	89	879	89	231	68	0	0		
214	1111	473	1659	1302	1659	1302	548	829	0	0		
215	9	577	152	1701	152	1701	143	1124	0	0		
216	340	3408	389	3584	389	3584	49	176	0	0		
217	1773	652	2370	842	2370	842	597	190	8	0		

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ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT GROWTH	TOT EMP	TOT HH	TOT EMP
	UNINC GROWTH		UNINC GROWTH		UNINC GROWTH		UNINC GROWTH		UNINC GROWTH	
218	660	513	764	638	104	125	70	0		
219	870	113	956	240	86	127	50	0		
220	0	2115	98	4280	98	2165	0	0		
221	543	212	1209	1447	666	1235	31	0		
222	1813	1093	2445	2495	632	1402	15	0		
223	418	522	538	646	120	124	0	0		
224	1174	1287	1500	2424	326	1137	0	0		
225	2774	178	3568	1822	794	1644	0	0		
226	13	1033	371	1110	358	77	0	0		
227	150	312	585	391	435	79	0	0		
228	1558	884	1979	1566	421	682	0	0		
229	2801	1422	3922	3213	1121	1791	403	1208		
230	1321	534	1534	539	213	5	212	5		
231	1164	144	1164	144	0	0	0	0		
232	2491	302	3528	513	1037	211	0	105		
233	337	137	687	200	350	63	86	0		
234	41	465	941	499	900	34	794	0		
235	1511	179	1773	251	262	72	262	72		
236	273	6	629	11	356	5	307	0		
237	2000	523	2949	814	949	291	0	0		
238	977	350	1356	496	379	146	0	0		
239	1652	1960	2244	2693	592	733	0	0		
240	859	1037	1153	1414	294	377	0	0		
241	825	992	1091	1316	266	324	0	0		
242	1691	356	1969	476	278	120	278	120		
243	989	1149	1503	1366	514	217	0	0		
244	1314	1214	1818	1661	504	447	0	0		
245	930	936	1282	1285	352	349	0	0		
246	432	95	675	155	243	60	0	0		
247	864	184	1351	293	487	109	0	0		
248	1995	497	3702	1094	1707	597	0	0		

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	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOT GROWTH	TOT EMP	UNINC GROWTH	TOT EMP
							TOT HH	TOT EMP	TOT HH	TOT EMP
249	1318	309	2273	598			955	289	0	0
250	5045	779	9199	1677			4154	898	0	0
251	1704	199	3036	401			1332	202	0	0
252	1468	961	2525	1474			1057	513	0	0
253	719	344	1325	720			606	376	0	0
254	1366	4465	1927	6432			561	1967	0	0
255	849	2958	1156	4204			307	1246	46	213
256	674	2334	951	3430			277	1096	0	0
257	477	1608	657	2847			180	1239	22	661
258	366	1818	744	3757			378	1939	378	1939
259	1029	123	1650	599			621	476	622	476
260	1576	1552	2811	1555			1035	3	830	0
261	55	82	104	184			49	102	0	0
262	239	440	456	897			217	457	2	0
263	400	510	665	913			265	403	0	0
264	325	59	364	59			39	0	38	0
265	54	41	67	41			13	0	14	0
266	1088	149	1128	172			40	23	41	22
267	166	44	328	56			162	12	162	12
268	324	58	376	65			52	7	52	7
269	354	58	367	58			13	0	13	0
270	520	409	836	451			316	42	316	41
271	249	11	283	11			34	0	34	0
272	341	13	354	13			13	0	13	0
273	530	420	878	420			348	0	348	0
274	534	302	563	302			29	0	29	0
275	1389	70	1598	70			209	0	208	0
276	1787	34	3148	83			1361	49	1361	49
277	991	119	2087	2720			1096	2601	1097	2602
278	863	145	896	145			33	0	33	0
279	561	4	602	23			41	19	41	19

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT GROWTH	TOT EMP	TOT HH	TOT EMP
									UNINC GROWTH	
280	731	9	961	24	24	230	15	230	16	
281	1197	191	2684	1384	1487	1193	808	885		
282	331	6	355	29	24	23	13	3		
283	778	278	1250	1011	472	733	38	0		
284	394	38	436	87	42	49	6	0		
285	410	24	493	24	83	0	83	0		
286	1386	1191	1422	1497	36	306	35	306		
287	345	52	586	52	241	0	240	0		
288	1300	1368	1666	2637	366	1269	366	1268		
289	1884	80	2239	261	355	181	154	49		
290	1996	2254	2753	3358	757	1104	60	0		
291	609	646	826	1260	217	614	0	0		
292	1184	2135	1600	3223	416	1088	34	0		
293	169	3238	410	3643	241	405	6	0		
294	376	120	639	426	263	306	18	0		
295	204	429	345	536	141	107	43	0		
296	1033	902	1139	922	106	20	106	20		
297	566	509	829	693	263	184	45	0		
298	1435	1961	1768	2165	333	204	9	0		
299	810	2364	929	2364	119	0	119	0		
300	55	540	335	696	280	156	46	9		
301	137	34	175	34	38	0	39	0		
302	439	227	471	227	32	0	32	0		
303	618	140	655	140	37	0	37	0		
304	44	127	434	270	390	143	30	18		
305	23	5	62	5	39	0	39	0		
306	1042	12	1211	12	169	0	169	0		
307	78	63	84	63	6	0	6	0		
308	684	161	767	161	83	0	83	0		
309	1197	508	1384	562	187	54	187	54		
310	424	24	820	65	396	41	237	0		

LAND USE		1990		2010		1990 - 2010		1990 - 2010	
ZONE	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	UNINC GROWTH
311	182	4	255	19	73	15	0	0	0
312	248	14	539	61	291	47	79	0	0
313	516	287	804	376	288	89	57	0	0
314	1113	644	1292	716	179	72	26	0	0
315	224	133	463	261	239	128	52	0	0
316	537	209	846	254	309	45	309	45	0
317	614	8	736	8	122	0	122	0	0
318	3071	87	3139	136	68	49	68	49	0
319	862	184	1043	184	181	0	180	0	0
320	26	359	457	496	431	137	26	0	0
321	1266	533	1316	607	50	74	50	74	0
322	1321	794	1783	1105	462	311	0	0	0
323	1422	1059	1920	1478	498	419	0	0	0
324	1197	873	1616	1219	419	346	0	0	0
325	2139	87	2191	127	52	40	52	40	0
326	1245	621	1245	621	0	0	0	0	0
327	628	51	971	346	343	295	63	231	0
328	1793	3868	2322	5218	529	1350	14	0	0
329	1782	305	2390	1104	608	799	0	0	0
330	1567	83	2025	374	458	291	0	0	0
331	381	217	791	415	410	198	147	0	0
332	0	1277	611	3354	611	2077	0	0	0
333	485	119	1015	1147	530	1028	83	41	0
334	787	499	996	499	209	0	209	0	0
335	965	59	1259	225	294	166	95	51	0
336	2042	435	2460	448	418	13	418	13	0
337	2597	623	3749	623	1152	0	1152	0	0
338	621	972	663	972	42	0	42	0	0
339	1429	629	1736	629	307	0	307	0	0
340	405	405	984	887	579	482	119	24	0
341	663	155	785	155	122	0	122	0	0

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LAND USE		1990		2010		1990 - 2010		1990 - 2010		
ZONE	TOTHH	TOTEMP	TOT HH	TOT EMP	TOT HH	TOT EMP	TOT HH	TOT EMP	UNINC GROWTH	
									TOT HH	TOT EMP
342	1119	626	1480	626	361	0	362	0	362	0
343	1090	235	1252	325	162	90	162	91	162	91
344	505	387	723	387	218	0	218	0	218	0
345	637	84	841	84	204	0	204	0	204	0
346	495	39	515	39	20	0	20	0	20	0
347	386	40	413	40	27	0	26	0	26	0
348	559	348	810	348	251	0	251	0	251	0
349	149	10	155	10	6	0	6	0	6	0
350	169	233	179	233	10	0	10	0	10	0
351	3629	198	4170	882	541	684	50	0	50	0
352	1161	3354	1436	3763	275	409	0	0	0	0
353	547	307	677	498	130	191	0	0	0	0
354	417	310	599	389	182	79	182	79	182	79
355	934	548	952	548	18	0	18	0	18	0
356	649	548	1023	1074	374	526	23	0	23	0
357	382	136	688	592	306	456	0	0	0	0
358	1462	89	1682	89	220	0	220	0	220	0
359	961	204	1160	204	199	0	199	0	199	0
360	5500	1752	6721	2451	1221	699	19	0	19	0
361	734	163	1503	1448	769	1285	327	4	327	4
362	571	1948	911	2443	340	495	189	0	189	0
363	860	79	1216	151	356	72	356	72	356	72
364	879	142	1361	207	482	65	482	65	482	65
365	912	10	1567	812	655	802	655	802	655	802
366	31	152	89	499	58	347	58	347	58	347
367	578	42	827	159	249	117	250	117	250	117
368	382	109	632	179	250	70	250	70	250	70
369	551	737	751	1187	200	450	200	450	200	450
370	50	2075	365	3275	315	1200	0	0	0	0
371	209	2978	961	3678	752	700	292	0	292	0
372	994	24	1361	167	367	143	367	143	367	143

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010		UNINC GROWTH	
	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP
373	792	406	803	406			11	0			11	0
374	277	11	728	114			451	103			293	0
375	71	9	673	299			602	290			283	0
376	98	8	1916	8			1818	0			1818	0
377	408	78	1115	78			707	0			707	0
378	762	150	782	150			20	0			20	0
379	590	254	1011	285			421	31			421	31
380	482	74	585	328			103	254			103	254
381	540	76	702	76			162	0			162	0
382	83	142	157	142			74	0			75	0
383	211	60	238	60			27	0			27	0
384	914	131	932	131			18	0			18	0
385	395	59	694	59			299	0			300	0
386	397	256	509	256			112	0			112	0
387	172	24	177	24			5	0			5	0
388	102	3	130	3			28	0			29	0
389	15	8	408	97			393	89			293	0
390	205	211	273	232			68	21			8	0
391	262	110	724	593			462	483			49	46
392	272	28	350	28			78	0			78	0
393	7	929	2298	929			2291	0			2291	0
394	31	95	422	95			391	0			391	0
395	742	1924	1298	3251			556	1327			28	518
396	56	43	204	125			148	82			92	0
397	702	834	767	834			65	0			64	0
398	249	17	386	17			137	0			137	0
399	9	4	10	4			1	0			1	0
400	350	329	482	372			132	43			132	42
401	422	55	1015	55			593	0			593	0
402	2199	423	3459	476			1260	53			1260	53
403	2019	407	2483	407			464	0			464	0

ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP
	TOT GROWTH		TOT GROWTH		TOT GROWTH		TOT GROWTH		TOT GROWTH	
404	83	10	131	10	48	0	48	0	48	0
405	172	83	785	83	613	0	613	0	613	0
406	60	32	705	32	645	0	645	0	645	0
407	1100	81	2789	209	1689	128	1689	128	1689	128
408	2073	48	2935	48	862	0	862	0	862	0
409	116	1	183	1	77	0	77	0	77	0
410	260	22	389	22	129	0	129	0	129	0
411	194	1	222	45	28	44	28	44	28	43
412	636	25	1577	25	941	0	941	0	941	0
413	393	501	651	556	258	55	258	55	258	56
414	334	10	635	10	301	0	301	0	301	0
415	428	9	955	9	527	0	527	0	527	0
416	250	101	925	101	675	0	675	0	675	0
417	138	1224	327	4393	189	3169	189	3169	190	3170
418	4	129	228	1173	224	1044	224	1044	0	0
419	961	110	1245	110	284	0	284	0	284	0
420	1939	441	2524	614	585	173	585	173	54	0
421	1252	707	1846	872	594	165	594	165	443	0
422	513	17	668	134	155	117	155	117	58	0
423	374	3441	427	3803	427	362	53	362	44	310
424	399	928	426	1150	27	222	27	222	0	0
425	94	833	110	914	16	81	16	81	0	0
426	629	129	1039	316	410	187	410	187	32	0
427	1458	172	1703	209	245	37	245	37	68	0
428	109	46	454	55	345	9	345	9	84	0
429	1025	73	1268	86	243	13	243	13	28	0
430	662	3	780	97	118	94	118	94	118	95
431	453	112	1196	135	743	23	743	23	743	23
432	87	1	274	1	187	0	187	0	187	0
433	331	65	1769	171	1438	106	1438	106	673	0
434	3589	5340	5965	9104	2376	3764	2376	3764	0	0

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ZONE	LAND USE		1990		2010		1990 - 2010		1990 - 2010	
	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP	TOTHH	TOTEMP
	UNINC GROWTH		UNINC GROWTH		UNINC GROWTH		UNINC GROWTH		UNINC GROWTH	
435	76	7	254	7	178	0	179	0	179	0
436	16	12	23	12	7	0	6	0	6	0
437	257	5	262	5	5	0	5	0	5	0
438	638	220	772	453	134	233	0	233	0	0
439	1260	383	1496	588	236	205	84	205	84	0
440	62	140	206	199	144	59	68	59	68	0
441	111	8	154	8	43	0	43	0	43	0
442	347	148	693	402	346	254	85	254	85	53
443	922	48	1150	80	228	32	228	32	228	32
444	1492	1636	1885	2615	393	979	0	979	0	0
445	2066	766	2458	1657	392	891	0	891	0	0
446	1436	198	1715	444	279	246	0	246	0	0
447	954	98	1144	236	190	138	0	138	0	0
448	1351	884	1767	1690	416	806	0	806	0	0
449	739	127	1265	179	526	52	526	52	526	52
450	181	475	422	835	241	360	60	360	60	0
451	323	189	373	189	50	0	50	0	50	0
452	1159	138	1226	138	67	0	68	0	68	0
453	779	179	876	179	97	0	97	0	97	0
454	714	105	731	105	17	0	17	0	17	0
455	280	112	322	176	42	64	11	64	11	0
456	1646	4636	1719	4669	73	33	47	33	47	0
457	296	20	392	54	96	34	20	34	20	11
	1101176	1437254	1544293	1984191	443117	546937	50000	546937	50000	28703

ZONE	VEHICLE TRIPS		2010	PMPK
	1990			
	DAILY	PMPK		
1	204360	18391	292119	25534
2	97705	11031	142893	16472
3	109713	9825	153179	13927
4	160544	17663	234617	26004
5	120769	11694	190673	17299
6	69668	5186	126187	10151
7	13389	869	27971	2144
8	27202	2176	56017	5120
9	28880	3117	41974	3955
10	123312	13875	153108	17091
11	50786	4360	59358	5356
12	25099	2674	32481	3618
13	1503	105	1669	118
14	12955	1083	16922	1424
15	12359	1010	12320	1101
16	13752	1384	17921	1921
17	13001	1308	17370	1848
18	15576	1282	17851	1494
19	15132	1300	17808	1659
20	25881	2032	38724	3143
21	24102	1677	39253	2998
22	14330	1175	30447	2961
23	13192	853	18269	1283
24	18416	1330	32119	2499
25	24193	3437	27582	3879
26	72487	9125	92796	11429
27	200602	19928	208832	20864
28	289834	29092	342659	33843
29	109097	12759	129579	14819
30	150392	14525	169496	16995
31	33049	3949	51124	6048
32	20871	2054	36974	3977
33	11093	831	16503	1347
34	2406	273	2556	280
35	13253	956	25325	2108
36	7240	621	9484	810
37	14036	1043	24033	1728
38	64685	5667	112731	10570
39	105186	10710	159596	16260
40	33189	2869	48493	4624
41	48523	3743	101468	8556
42	181398	16351	277857	25661
43	144795	14605	198374	19128
44	84274	7385	120528	10044
45	405027	41965	530333	54100

ZONE	VEHICLE TRIPS				
	1990			2010	
	DAILY	PMPK		DAILY	PMPK
46	94100	8399	130549	11699	
47	5624	365	5945	398	
48	27969	2875	31435	3247	
49	5997	527	6684	602	
50	15310	1254	18332	1547	
51	16945	1738	22414	2319	
52	44397	4045	46780	4385	
53	116648	12913	122453	13111	
54	31661	2973	41075	3989	
55	145321	14069	171671	16936	
56	69970	6361	70719	6429	
57	74447	7511	86503	8782	
58	142911	15884	144781	16092	
59	53417	4982	58232	5645	
60	143101	16081	144795	16271	
61	78794	8030	79726	8125	
62	133380	14513	136981	14698	
63	61177	7483	66271	7621	
64	173093	21105	175316	21376	
65	80139	7078	85299	7554	
66	94184	12357	113467	14333	
67	89510	9406	110389	11627	
68	17985	1603	19603	1744	
69	72747	5978	81772	6999	
70	4855	302	4385	283	
71	7669	626	7749	632	
72	14528	1261	17367	1518	
73	11937	1041	12817	1131	
74	33681	4591	39410	5208	
75	12435	1452	13859	1630	
76	11642	1139	13153	1288	
77	10894	732	11364	742	
78	18459	1299	16473	1207	
79	12040	1236	16028	1560	
80	13293	1461	16190	1642	
81	7124	765	9644	992	
82	20526	2367	29360	3114	
83	14288	1647	18240	1949	
84	7267	614	9492	780	
85	8165	706	9949	760	
86	12511	1094	16862	1461	
87	16539	1604	22113	2070	
88	4327	369	5017	432	
89	47219	5107	36907	3754	
90	28806	3561	90016	8882	

ZONE	VEHICLE TRIPS				
	1990				
	DAILY	PMPK		DAILY	PMPK
91	5206	369		5452	398
92	8251	594		8334	600
93	22779	2325		27695	2938
94	76771	9874		78031	10036
95	96490	12486		99385	13063
96	67155	7637		78855	9483
97	23324	2231		27657	2744
98	14072	951		24040	1749
99	19011	1937		22502	2455
100	5857	368		7496	481
101	14436	1261		17710	1613
102	13568	1122		16671	1405
103	21907	2740		23299	3017
104	6174	461		8002	613
105	28383	3741		31131	4576
106	50578	4635		58686	5684
107	14966	1907		59052	5595
108	4340	285		6780	455
109	17229	1486		18886	1514
110	11015	1405		15632	1766
111	28929	3797		32246	3923
112	31564	3913		39633	4938
113	15781	1638		30094	3760
114	56991	7568		87828	13950
115	7996	1093		18037	2697
116	22112	3112		48138	7470
117	29752	4301		30731	4339
118	16242	1992		25357	2666
119	10770	1283		17656	1831
120	29183	3812		47744	4866
121	20850	1942		30176	2489
122	14713	1227		34380	2408
123	12949	1422		21360	1888
124	6805	724		8020	794
125	15508	2211		19133	2468
126	15172	1239		24930	1783
127	11158	1152		26898	2087
128	5399	447		7699	586
129	5173	395		9750	670
130	3768	333		6460	533
131	5693	391		11936	728
132	1752	124		3096	208
133	10945	1119		13244	1398
134	419	40		497	45
135	1295	79		1311	80

ZONE	VEHICLE TRIPS				
	1990			2010	
	DAILY	PMPK		DAILY	PMPK
136	4551	307	11643	846	
137	1004	61	1016	61	
138	1788	110	1992	122	
139	2201	144	2225	146	
140	21	1	21	3	
141	1978	160	2011	163	
142	556	40	1493	94	
143	493	48	649	76	
144	502	32	510	32	
145	1512	108	4134	252	
146	5744	582	12239	961	
147	5631	512	21187	1090	
148	15661	1554	47541	4650	
149	6041	419	6632	493	
150	7435	654	8484	765	
151	12651	1099	16933	1652	
152	3340	277	6170	630	
153	2345	216	2379	220	
154	13374	1440	19301	2256	
155	5042	431	5105	436	
156	13634	1136	15548	1524	
157	4478	207	4533	209	
158	3895	380	11145	1415	
159	2627	181	2675	184	
160	5743	415	5179	263	
161	8365	947	12518	1490	
162	8097	890	8970	1071	
163	6631	510	7872	648	
164	8206	820	8292	845	
165	9055	863	10721	1058	
166	7653	701	9113	732	
167	3249	312	3302	317	
168	2706	296	2738	300	
169	27670	3601	35424	4524	
170	9953	988	15120	1683	
171	3724	245	3779	248	
172	4879	332	4929	335	
173	2837	331	16654	1050	
174	4750	584	10128	1340	
175	9879	937	11975	1173	
176	4724	374	4772	378	
177	4144	298	4187	302	
178	2664	203	2691	205	
179	5221	397	5275	401	
180	22028	2549	41552	3952	

ZONE	VEHICLE TRIPS					
	1990					2010
	DAILY	PMPK				DAILY
181	9608	1076		16760	2022	
182	5137	492		5204	531	
183	15695	1558		37146	4268	
184	2642	194		3000	259	
185	16022	1853		21370	2985	
186	17537	2402		23413	3115	
187	10608	832		10733	841	
188	17717	1488		18548	1603	
189	2937	241		3953	396	
190	2341	135		2511	144	
191	2472	216		2786	242	
192	4379	423		4672	422	
193	11245	1329		13917	1606	
194	9483	664		12494	1022	
195	9626	717		9726	724	
196	12223	1095		14484	1112	
197	7392	571		7470	577	
198	10794	960		13667	1330	
199	10036	1083		15661	1903	
200	3587	253		3628	256	
201	9921	815		13762	1061	
202	5969	417		6034	432	
203	41901	4959		49219	5963	
204	10103	932		13200	1458	
205	7556	818		7772	828	
206	2674	206		4044	302	
207	5689	536		8765	877	
208	15578	1373		16310	1512	
209	4447	384		4513	389	
210	4867	452		4930	458	
211	58179	7911		73614	10366	
212	3927	351		4807	385	
213	3075	222		3566	225	
214	7380	719		7526	733	
215	2714	351		2812	400	
216	8985	1223		9085	1237	
217	9560	778		14100	1124	
218	5768	531		5934	598	
219	4408	281		4463	285	
220	6684	868		9398	1387	
221	9627	998		9916	1028	
222	5548	484		11740	1252	
223	5120	359		7203	482	
224	11636	1199		18709	1427	
225	13605	1208		13872	1232	

ZONE	VEHICLE TRIPS		2010	PMPK
	1990			
	DAILY	PMPK		
226	2964	356	3008	361
227	6885	386	7012	393
228	10832	997	13911	1044
229	22858	2485	36090	3945
230	8543	787	8636	796
231	4475	328	5411	433
232	9692	717	16350	1388
233	7294	374	7419	380
234	3019	340	3275	350
235	7926	516	11304	780
236	1371	85	1730	109
237	8548	620	12112	975
238	4846	392	6742	613
239	16449	1849	22174	2760
240	8644	972	11621	1453
241	8202	922	10812	1340
242	6762	461	9773	694
243	6320	484	8331	631
244	13506	1453	19183	2317
245	10002	1094	14321	1766
246	2833	215	4379	382
247	5572	428	8560	737
248	8848	654	16948	1552
249	5450	400	9766	842
250	19467	1356	36177	2944
251	5985	340	11391	732
252	7272	587	13802	1282
253	4321	387	8703	993
254	24490	3091	36242	5292
255	15955	2027	23351	3327
256	12631	1596	18811	2772
257	8668	1097	15155	2150
258	4501	484	14888	1896
259	5813	355	10433	687
260	10499	832	12045	948
261	516	51	1056	145
262	2217	240	4745	646
263	3160	311	5745	724
264	1369	91	1384	92
265	613	40	620	41
266	4263	273	8265	420
267	1559	108	1751	124
268	1404	101	1570	112
269	1518	106	1533	107
270	3777	358	6973	694

ZONE	VEHICLE TRIPS		2010	PMPK
	1990			
	DAILY	PMPK		
271	1044	69	1056	69
272	1430	92	1445	93
273	1350	93	1370	94
274	4116	363	4159	366
275	6614	409	10805	617
276	5554	345	10064	600
277	3492	246	13615	1452
278	4859	341	4910	345
279	1956	118	2382	143
280	2509	154	2546	155
281	4988	368	21930	1970
282	796	56	1153	77
283	2880	270	9839	925
284	1095	88	1770	136
285	1707	114	1843	115
286	10868	1098	14028	1526
287	1788	127	1815	129
288	11491	1239	33881	4091
289	8812	707	8923	715
290	5533	560	10629	1309
291	1663	165	3014	383
292	15476	1771	27401	3683
293	10811	1408	25705	3684
294	1734	125	2748	219
295	1330	144	1352	146
296	7600	737	7680	745
297	3651	377	5436	623
298	14582	1495	20815	2187
299	11198	1148	17029	1942
300	3501	450	4735	662
301	1014	74	1026	75
302	3774	316	3813	319
303	2107	147	2129	148
304	584	60	970	89
305	162	11	168	13
306	3152	188	4377	239
307	1140	82	1153	83
308	4784	331	4836	334
309	6369	495	9561	803
310	1955	119	2073	135
311	293	19	359	27
312	5673	463	5796	473
313	7171	618	7392	725
314	6313	599	8313	828
315	1005	83	1372	136

ZONE	VEHICLE TRIPS				
	1990			2010	
	DAILY	PMPK		DAILY	PMPK
316	2492	204		3452	296
317	2136	132		2809	165
318	18921	1383		19117	1397
319	4927	293		4984	296
320	1188	146		1588	181
321	6784	553		7767	641
322	7431	673		10194	872
323	8821	830		12157	1082
324	7326	684		10119	899
325	3220	202		3254	205
326	2816	245		4116	371
327	8625	719		9034	814
328	20796	2547		33625	3867
329	4556	315		7186	478
330	3767	236		6254	389
331	5159	374		5269	377
332	7649	1041		12652	1896
333	5107	334		6830	736
334	8772	804		8869	812
335	5486	381		5563	386
336	10815	879		10943	889
337	13818	1078		19330	1405
338	6756	692		6825	699
339	10766	918		14183	1215
340	3522	346		5444	620
341	4149	299		5709	365
342	7953	694		9674	809
343	6059	460		8498	678
344	5009	484		6217	650
345	3323	206		3908	220
346	2549	157		2576	158
347	1829	123		1849	125
348	5059	502		10489	997
349	692	47		699	48
350	2129	230		2134	249
351	7151	530		15076	897
352	12237	1532		58705	7417
353	1920	195		4500	413
354	2956	262		3444	335
355	5114	463		6406	636
356	9521	827		13516	1411
357	4252	245		4521	375
358	6840	414		8585	505
359	4537	315		4591	324
360	7431	715		23339	2187

ZONE	VEHICLE TRIPS				
	1990			2010	
	DAILY	PMPK		DAILY	PMPK
361	9267	596	12920	1112	
362	20745	2291	27540	3182	
363	4329	278	4911	333	
364	5176	373	6728	511	
365	3546	203	11914	912	
366	902	109	3812	500	
367	2852	182	3154	228	
368	2015	138	2566	187	
369	6561	691	20963	2428	
370	8887	1071	10679	1321	
371	16498	1773	16735	1812	
372	4523	277	7241	435	
373	3523	281	8733	765	
374	1249	79	2249	135	
375	335	22	1560	127	
376	804	62	4621	376	
377	3855	354	4146	362	
378	3414	225	3496	241	
379	6762	737	6865	748	
380	2146	139	2428	188	
381	2689	175	2724	177	
382	753	71	1142	113	
383	1230	86	1518	117	
384	3682	246	3720	249	
385	1677	115	2676	185	
386	2495	226	4804	443	
387	649	41	656	42	
388	386	22	497	31	
389	88	7	1002	77	
390	1246	97	1261	119	
391	1215	96	2419	195	
392	1841	99	2477	131	
393	2138	289	9513	926	
394	272	28	886	72	
395	6037	672	11460	1184	
396	292	24	621	53	
397	4237	366	4614	410	
398	833	51	1193	69	
399	34	3	34	3	
400	1789	155	2945	275	
401	1433	85	3397	189	
402	9792	680	16353	1081	
403	9096	635	10885	772	
404	277	17	373	26	
405	729	55	2744	207	

ZONE	VEHICLE TRIPS						
	1990					2010	
	DAILY	PMPK				DAILY	PMPK
406	259	20		1325	89		
407	3102	183		8358	526		
408	7972	486		13004	772		
409	464	28		523	28		
410	1110	72		1126	73		
411	765	46		776	47		
412	2694	164		4578	264		
413	4189	430		8406	932		
414	1393	83		1943	113		
415	1913	112		2854	155		
416	1437	99		3656	221		
417	5670	704		38394	4962		
418	459	59		4264	461		
419	3453	215		4160	237		
420	5256	403		7227	636		
421	7856	682		13444	1284		
422	2094	127		3150	232		
423	22820	2814		36342	4691		
424	5398	453		5467	455		
425	5983	722		12439	1665		
426	13167	799		13415	814		
427	9387	612		9497	619		
428	2525	157		2609	162		
429	3933	251		5779	390		
430	2211	135		2912	197		
431	1774	135		3442	240		
432	539	33		801	46		
433	2400	170		4729	280		
434	28382	3260		58139	6168		
435	511	34		513	35		
436	161	14		163	14		
437	1628	98		1704	99		
438	3813	336		6170	632		
439	7311	629		10174	943		
440	1210	124		1447	176		
441	863	54		874	54		
442	3340	255		3359	322		
443	5621	327		7037	380		
444	7476	753		12690	1435		
445	7056	612		12270	1230		
446	4251	309		7059	601		
447	2666	189		4364	355		
448	10667	1049		23080	2655		
449	3803	257		5015	314		
450	4467	522		8576	1145		

ZONE	VEHICLE TRIPS			2010	
	1990			DAILY	PMPK
	DAILY	PMPK		DAILY	PMPK
451	2161	177	2185	179	
452	5484	339	6437	370	
453	3955	267	3987	273	
454	3443	218	3897	218	
455	1859	110	1882	111	
456	14410	1283	14520	1481	
457	589	38	598	40	
	8183581	823410	10994891	1111392	

**King County Transportation Concurrency Management Approvals  
1995-1999  
as of January 9, 2001**

ZONE	Residential Households	Commercial	
		Sq Ft	Employees
70	1	0	0
71	31	0	0
74	0	71,585	125
75	0	200,000	412
100	1	0	0
121	3	0	0
133	91	3,960	5
135	3	0	0
136	0	0	0
137	3	0	0
139	18	38,347	70
140	6	0	0
141	0	23,700	55
142	13	0	0
145	18	0	0
146	13	15,750	37
148	12	39,906	49
149	125	176,588	302
155	3	0	0
156	37	16,750	39
158	33	0	0
164	1	0	0
177	8	0	0
178	1	0	0
181	3	0	0
182	1	26,960	63
183	36	101,331	195
184	0	3,864	8
187	6	0	0
188	48	10,805	13
189	13	0	0
190	0	9,992	23
191	4	0	0
192	75	17,212	21
194	680	13,550	28
195	39	0	0
196	48	0	0
210	0	18,920	23
218	18	0	0
229	18	10,677	25
230	139	0	0
231	30	0	0
232	68	3,965	9
233	43	20,000	25

Note: For more details contact King County Road Services Division

# King County Transportation Concurrency Management Approvals 1995-1999

as of January 9, 2001

ZONE	Residential	Commercial	
	Households	Sq Ft	Employees
235	610	94,038	206
236	92	0	0
239	3	0	0
240	0	7,970	10
242	53	0	0
243	119	0	0
258	377	51,495	51
259	108	0	0
260	207	0	0
264	8	0	0
266	8	0	0
267	5	0	0
268	1	0	0
269	5	0	0
270	593	0	0
271	0	10,000	12
272	27	0	0
274	2	28,105	61
276	5	0	0
277	316	228,735	619
278	225	30,000	104
279	0	12,640	44
280	102	17,775	41
281	79	15,726	19
282	600	90,000	111
283	5	0	0
285	34	0	0
286	1,235	500,000	1,030
287	136	0	0
288	179	116,581	309
289	289	0	0
292	26	0	0
295	0	27,717	75
296	0	0	0
302	2	0	0
303	1	0	0
305	3	0	0
309	113	5,400	7
310	55	35,000	43
312	9	0	0
313	335	7,496	9
314	489	6,000	14
316	18	0	0
317	53	0	0

Note: For more details contact King County Road Services Division.

**King County Transportation Concurrency Management Approvals**

**1995-1999**

*as of January 9, 2001*

ZONE	Residential	Commercial	
	Household	Sq. Ft.	Employees
318	80	999	3
319	150	12,000	28
321	21	0	0
325	70	11,950	15
326	80	0	0
327	61	243,295	757
328	4	0	0
331	492	0	0
333	16	0	0
334	406	0	0
336	409	0	0
337	30	112,420	138
338	797	0	0
339	323	0	0
340	52	0	0
341	209	3,000	7
342	1	3,237	8
343	75	4,450	5
344	265	69,000	85
345	4	34,060	77
346	45	0	0
347	0	5,000	17
348	61	0	0
350	17	40,831	50
354	50	40,000	49
355	69	0	0
356	19	0	0
357	24	10,237	13
358	159	49,410	61
359	99	15,000	26
361	43	0	0
363	10	0	0
365	0	2,480	6
369	0	15,512	36
370	0	220,000	453
373	17	0	0
374	114	0	0
375	601	195,000	240
377	805	60,853	142
378	9	0	0
379	59	6,200	8
380	21	0	0
381	14	0	0
385	100	0	0

Note: For more details contact King County Road Services Division.

# King County Transportation Concurrency Management Approvals

## 1995-1999

as of January 9, 2001

ZONE	Residential	Commercial	
	Households	Sq Ft	Employees
386	4	0	0
389	2,450	125,000	291
390	1	0	0
391	3	66,760	84
392	2	16,000	20
393	1,508	2,601,454	6,061
394	1	0	0
396	4	0	0
397	0	196,000	241
398	19	97,900	120
401	4	0	0
402	221	66,737	82
403	710	111,997	262
404	103	0	0
405	1,463	150,000	276
406	914	9,000	21
407	1,060	62,895	81
408	260	51,384	120
409	1	0	0
410	1,757	549,980	1,438
411	17	466,015	924
412	314	0	0
413	480	96,672	168
414	265	16,500	20
415	169	0	0
416	547	23,208	29
417	586	1,417,017	4,201
419	605	1,790	2
424	1	55,000	190
426	3	12,800	16
427	134	0	0
432	1	0	0
433	49	0	0
434	0	49,944	172
437	3	0	0
439	4	0	0
442	65	0	0
443	124	0	0
449	370	0	0
450	3	0	0
451	6	55,000	128
452	11	172,464	212
453	1	22,555	39
454	5	0	0

Note: For more details contact King County Road Services Division.

**King County Transportation Concurrency Management Approvals**  
**1995-1999**  
*as of January 9, 2001*

ZONE	Residential	Commercial	
	Households	Sq Ft	Employees
456	34	9,096	12
458	9	79,920	98
459	19	45,600	85
<b>Total</b>	28,408	9,892,162	21,911

Note: For more details contact King County Road Services Division.

**City Permits  
1995-1999**

ZONE	Residential Households	Commercial	
		Sq Ft	Employee
21	654	1,324,979	4,236
48	171	157,743	362
49	0	30,576	62
50	21	15,604	38
51	153	47,094	107
52	218	16,005	33
53	526	917,777	2,041
54	86	25,895	63
55	274	379,080	994
56	148	60,644	134
57	732	381,762	791
58	258	1,508,193	2,692
59	209	183,445	476
60	977	1,384,555	4,439
61	60	1,224,070	3,401
62	548	1,279,924	3,462
63	2003	931,631	2,995
64	1762	2,565,357	7,030
65	428	423,335	1,010
66	24	650,660	2,332
67	108	305,666	729
68	24	105,038	178
69	158	129,048	398
72	4	0	0
73	0	121,718	194
74	0	139,576	378
75	0	126,659	436
76	43	0	0
79	79	728,062	2,568
80	13	0	0
82	590	0	0
83	25	39,560	158
84	24	1,057	2
85	121	771,329	2,090
87	103	9,966	36
89	0	394,313	854
90	0	5,671,162	17,014
91	6	0	0
93	43	82,948	279
94	855	1,369,482	2,744
95	0	309,117	858
96	240	325,500	881
97	0	163,843	413
98	235	539,216	1,581

Note: For more details contact King County Road Services Division.

**City Permits  
1995-1999**

99	0	83,255	252
103	180	134,456	452
104	18	37,917	127
105	294	602,300	2,016
106	0	1,166	1
107	8	1,193,817	2,919
108	124	0	0
109	961	96,674	284
110	190	801,708	2,328
112	122	40,342	83
113	0	101,220	213
114	0	584,089	1,459
115	36	860,587	2,537
116	385	2,810,062	7,009
117	30	2,744,151	5,353
118	0	2,313,461	4,226
119	0	385,649	830
120	1	3,179,052	5,380
121	0	137,902	260
122	326	785,232	1,929
123	0	14,333	41
125	0	2,152,936	4,792
126	48	70,832	158
127	48	38,399	129
129	3	3,140	7
131	0	49,574	115
132	102	0	0
136	0	60,619	144
141	0	15,552	32
151	0	19,442	27
152	0	1,521	4
161	0	6,030	14
165	0	3,000	7
169	16	17,728	41
172	0	12,000	25
176	0	12,671	24
185	0	577,518	1,704
192	0	167,345	577
193	0	291,173	540
194	0	79,852	164
195	106	0	0
201	0	41,261	114
203	0	25,349	67
206	0	74,397	105
207	51	58,035	166
211	0	185,191	324

Note: For more details contact King County Road Services Division.

**City Permits  
1995-1999**

214	0	30,000	70
215	0	851,915	1,663
220	0	95,228	222
225	0	0	0
226	0	692,868	1,348
229	0	76,957	193
231	0	33,672	78
239	44	23,853	56
241	930	393,897	1,001
243	0	32,243	74
245	101	187,226	436
250	300	175,570	544
253	0	75,760	177
254	45	18,720	44
255	165	94,924	222
256	0	20,674	69
258	0	72,000	248
259	0	27,138	94
262	0	5,376	7
263	0	15,865	37
275	25	0	0
276	17	0	0
288	0	11,742	27
289	117	32,050	0
290	52	63,969	215
291	6	36,000	124
292	44	562,876	1,649
293	0	330,703	717
297	58	595,612	1,199
298	0	10,825	26
299	0	6,299	15
300	0	76,088	178
313	4	27,280	34
318	175	0	0
320	15	0	0
328	77	261,562	560
330	0	0	0
331	0	2,924	10
332	171	517,592	1,181
333	44	0	0
340	275	23,315	32
351	250	43,940	98
352	0	76,386	219
356	0	9,414	26
360	0	238,052	585
361	89	60,000	207

Note: For more details contact King County Road Services Division.

**City Permits  
1995-1999**

362	0	25,669	65
363	4	0	0
364	19	0	0
365	0	12,000	28
367	292	0	0
368	182	0	0
370	0	219,990	416
371	63	0	0
390	0	50,670	94
391	21	744,566	2,085
395	150	998,525	2,027
396	0	95,106	285
410	0	13,544	47
417	4	0	0
418	0	466,220	1,281
421	59	0	0
423	25	1,119,616	3,641
424	0	308,922	983
425	0	50,058	168
426	0	6,751	23
428	31	0	0
433	0	72,050	195
434	1074	1,106,356	3,588
439	35	10,230	33
440	135	2,121	5
442	509	73,183	182
444	0	59,770	123
445	19	23,828	10
447	58	13,000	30
448	52	3,720	13
449	4	0	0
450	6	0	0
456	126	84,427	182
460	63	0	0
464	17	0	0
465	18	0	0
<b>Total</b>	<b>20942</b>	<b>57,183,364</b>	<b>144,657</b>

Note: For more details contact King County Road Services Division.

02/05/01

2.1

ics Sponsor: Cynthia Sullivan  
Proposed No.: 2000-0186

1 AMENDMENT to PROPOSED SUBSTITUTE ORDINANCE NO. 2000-0186, VERSION

2 2:

3 On page 5, at the beginning of line 105, amend the existing subsection "P." as follows:

4 P. The amendments to the 1994 King County Comprehensive Plan contained in Attachments  
5 A, B and C to this ordinance (King County Comprehensive Plan 2000) are hereby adopted as  
6 amendments to the King County Comprehensive Plan. Attachment A amends the policies, text  
7 and maps of the Comprehensive Plan. Amendments to the policies are shown with deleted  
8 language struck out and new language underlined. The text and maps in Attachment A replace  
9 the previous text and maps in the Comprehensive Plan. Attachment B contains technical  
10 appendix~~((ees))~~ A (capital facilities), which replaces technical appendix A to the King County  
11 Comprehensive Plan, technical appendix C (transportation), which replaces technical appendix  
12 C to the King County Comprehensive Plan, and ((B)) technical appendix M (public  
13 participation), which is a new technical appendix that describes the public participation process  
14 for ((to)) the King County Comprehensive Plan 2000. Attachment C includes amendments to  
15 the King County Comprehensive Plan Land Use Map. The land use amendments contained in  
16 Attachment C are adopted as the official land-use designations for those portions of  
17 unincorporated King County defined ((in Attachment C)) therein.

18  
19 Effect: Makes technical corrections recommended by the Prosecuting Attorney's Office.



Attachment C to Proposed Substitute Ordinance 2000-0186  
Land Use / Zoning Map Amendments  
October 13, 2000

**Index**

1. Issaquah Highlands
2. May Valley Urban Separator
3. Maple Valley (King County) Library / Maple Valley UGA
4. Jenkins Creek Park / Covington UGA
5. Seattle International Raceway
6. Mahler Park / Enumclaw UGA
7. Split Parcels / Enumclaw UGA
8. Carnation UGA
9. Stillwater Rural Neighborhood
10. Preston
11. Maple Valley
12. Maury Island Marine Park
13. Preston Arboretum
14. Kent Des Moines Road
15. Maple Valley (North)
16. Greenwater Commercial
17. Meyer P-Suffix Removal
18. East Lake Sawyer
19. SE 240<sup>th</sup> St. Commercial
20. S. 288<sup>th</sup> St. Commercial
21. Vashon (Groundwater Protection)
22. Vashon (Wesleyan Church)

## Map Amendment 1

### Issaquah Highlands

Location: North of Interstate 90 at the Sunset Way Intersection  
Land Use and Zoning Atlas Map Page 19  
Section 27, Township 24, Range 6

Parcel Numbers: 2724069027

Current Land Use: Rural Residential  
Current Zoning: RA-5-P, one dwelling unit per 5 acres (Potential M-Mineral)  
Current UGA: Outside UGA

Proposed Land Use: Urban Residential, General and Greenbelt/Urban Separator  
Proposed Zoning: R-4-P, four dwelling units per acre and R-1, one dwelling unit per acre  
Proposed UGA: Add to UGA

The Issaquah Highlands map amendment adds a 40-acre parcel of land to the Urban Growth Area (UGA). The parcel is surrounded by the UGA. The Grand Ridge Development and Annexation Agreement identifies a potential expansion area for the Issaquah Highlands development of "31± acres," mapped as the portion of the property above the top of the slope. A survey of the area above the top of the slope has recently been completed, and based on the topography, the potential expansion area has been determined to comprise 33 acres. This area is proposed to be rezoned from RA-5-P (Potential M) to R-4-P. The P-suffix condition shall read as follows:

"Development shall be consistent with the Grand Ridge Development and Annexation Agreement."

The area below the top of the slope is proposed to be designated Greenbelt/Urban Separator and zoned R-1. The following language shall be placed on the Comprehensive Plan Land Use Map #19:

"The Greenbelt/Urban Separator area shall be added to the existing County/City Conservation Easement for open space at Issaquah Highlands (Recording No. 9612030696), and fee title shall be conveyed to the City of Issaquah subject to all provisions of the Conservation Easement."

The P-suffix condition that currently applies to the entire property is ES-P9. This condition sets standards for rural development; as the property is proposed to be placed in the UGA, these standards are no longer applicable. Condition ES-P9 is proposed to be removed from the property.

# Issaquah Highlands / Issaquah UGA Executive Recommended Zoning

March 2000

**King County**  
**DDES** Department of Development and Environmental Services  
 Geographic Information System

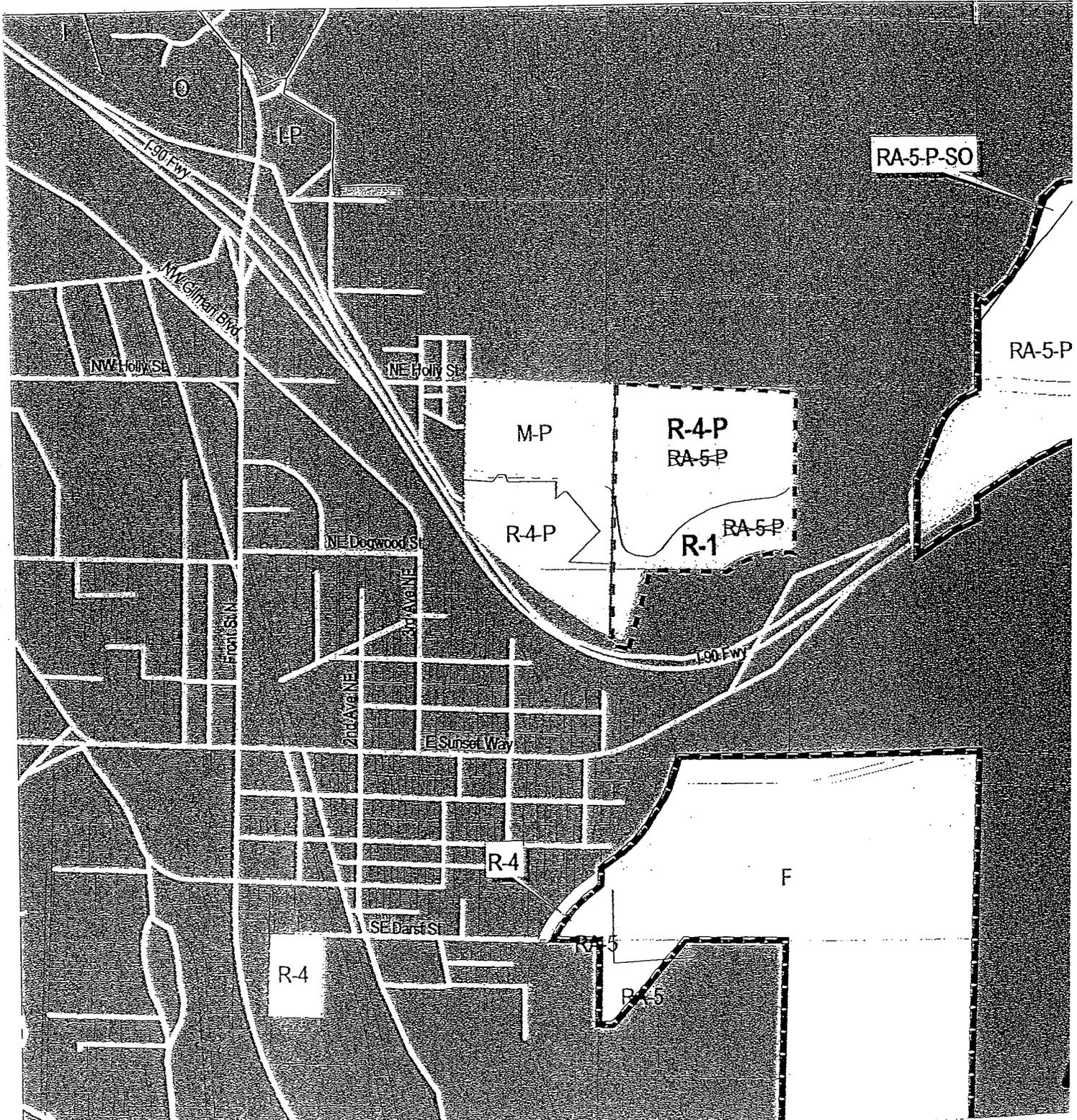
This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

500 0 500 Feet

February 8, 2000 File: issaquahhighlands\complan\complan2000\issah\_highlands\_exec\_recom.zkx

-  1999 UGA Boundary
-  2000 UGA Boundary
-  Incorporated Areas
-  Forest
-  Mineral

- RA-5 Rural Area, 1 DU\* / 5 acres
  - R-1 Residential, 1 DU\* / acre
  - R-4 Residential, 4 DU\* / acre
  - O Office
  - I Industrial
- \* DU = Dwelling Unit



## Map Amendment 2

### May Valley Urban Separator

Location: South of SE May Valley Road and East of 136<sup>th</sup> Avenue SE  
Land Use and Zoning Atlas Map 13  
Section 34, Township 24, Range 5; Section 3, Township 23, Range 5

#### Parcel Numbers:

3424059113	3424059058	0323059071
3424059104	3424059047	0323059164
3424059110	3424059048	0323059069
3424059109	3424059063	0323059073
3424059026	3424059077	0323059019
3424059108	3424059050	0323059038
3424059016	3424059051	0323059247
3424059099	3424059019	0323059005
3424059086	3424059076	0323059111
3424059072	0323059116	0323059102
3424059117	0323059112	0323059108
3424059116	0323059002	3424059106

Current Land Use: Urban Residential, Low  
Current Zoning: R-1, one dwelling unit/acre

Proposed Land Use: Greenbelt/Urban Separator  
Proposed Zoning: R-1, one dwelling unit/acre

This area is in the UGA and zoned R-1. This amendment changes the land use designation to Greenbelt/Urban Separator to recognize the sensitive features of the area. In accordance with Countywide Planning Policy EU-27, the Greenbelt/Urban Separator land use designation on these parcels cannot be changed to other urban uses or higher densities until the next 20-year planning cycle, which would begin in 2012. This provision would apply even if the property is annexed to a city.

Parcel No. 0323059287 is currently designated Other Parks/Wilderness and is part of May Creek Park, so it is not proposed for designation to Greenbelt/Urban Separator.

# May Valley Urban Separator Executive Recommended Land Use

March 2000

**King County**  
**DDES** Department of Development and Environmental Services  
 Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



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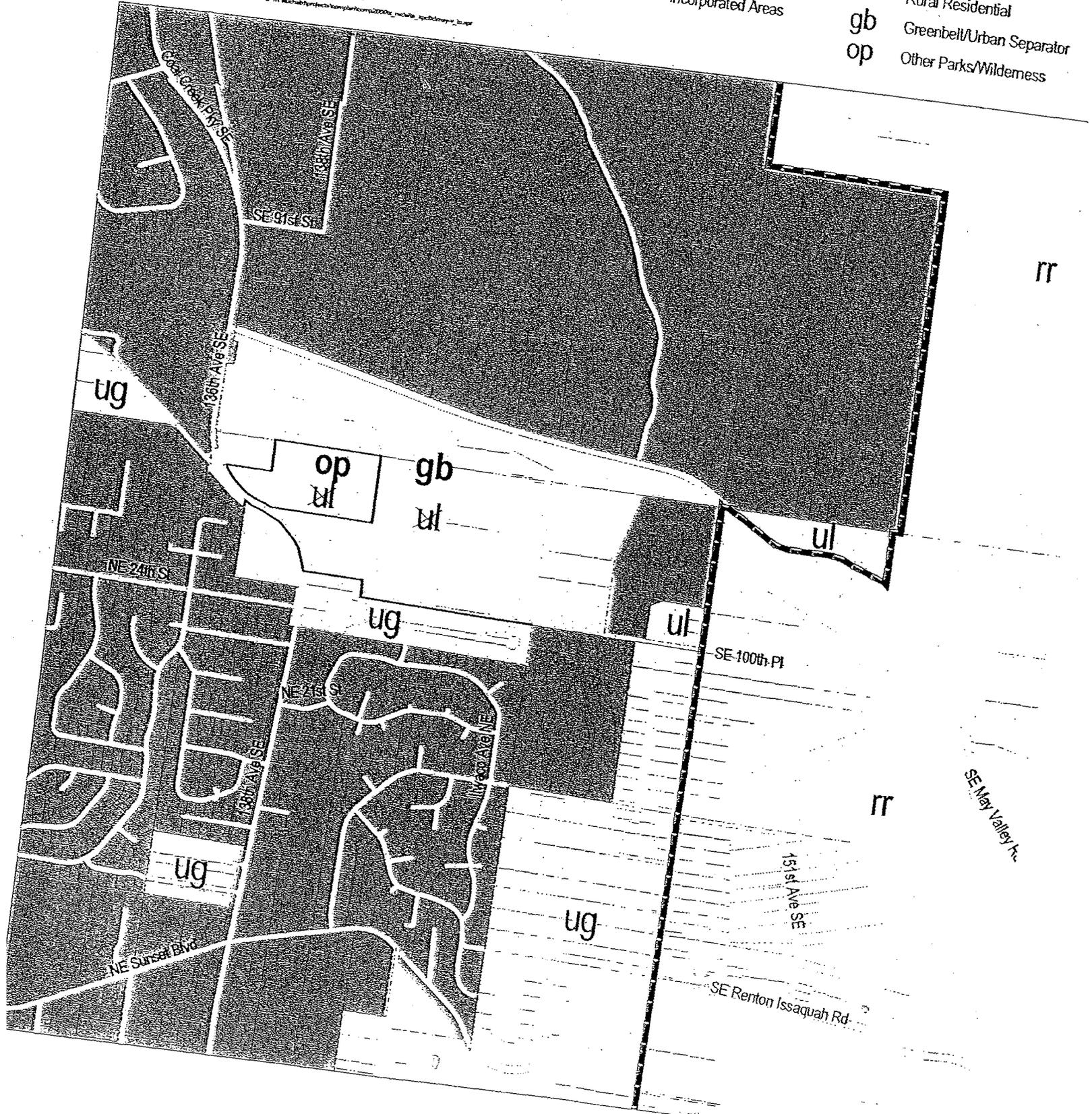
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1999 UGA Boundary

2000 UGA Boundary

Incorporated Areas

- ug Urban Residential, general
- ul Urban Residential, low
- rr Rural Residential
- gb Greenbelt/Urban Separator
- op Other Parks/Wilderness



## Map Amendment 3

### Maple Valley (King County) Library/Maple Valley UGA

**Location:** Intersection of 220<sup>th</sup> Ave. SE and SE 248<sup>th</sup> St., City of Maple Valley  
Land Use and Zoning Atlas Map 21  
Section 21, Township 22, Range 6

**Parcel Number:** 2122069048 (portion)

**Current Land Use:** City of Maple Valley designation  
**Current Zoning:** City of Maple Valley zoning  
**Current UGA:** Outside UGA

**Proposed Land Use:** No change proposed  
**Proposed Zoning:** No change proposed  
**Proposed UGA:** Add to UGA

Although the entire property, the site of the Maple Valley Library, is within the City of Maple Valley, a portion of the property is in the Rural Area. The Boundary Review Board approved the property for annexation to the City. This amendment will adjust the UGA to include the entire property within the UGA.

# Maple Valley Library / Maple Valley UGA Executive Recommended UGA

March 2000

 **King County**  
Department of Development and Environmental Services  
Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



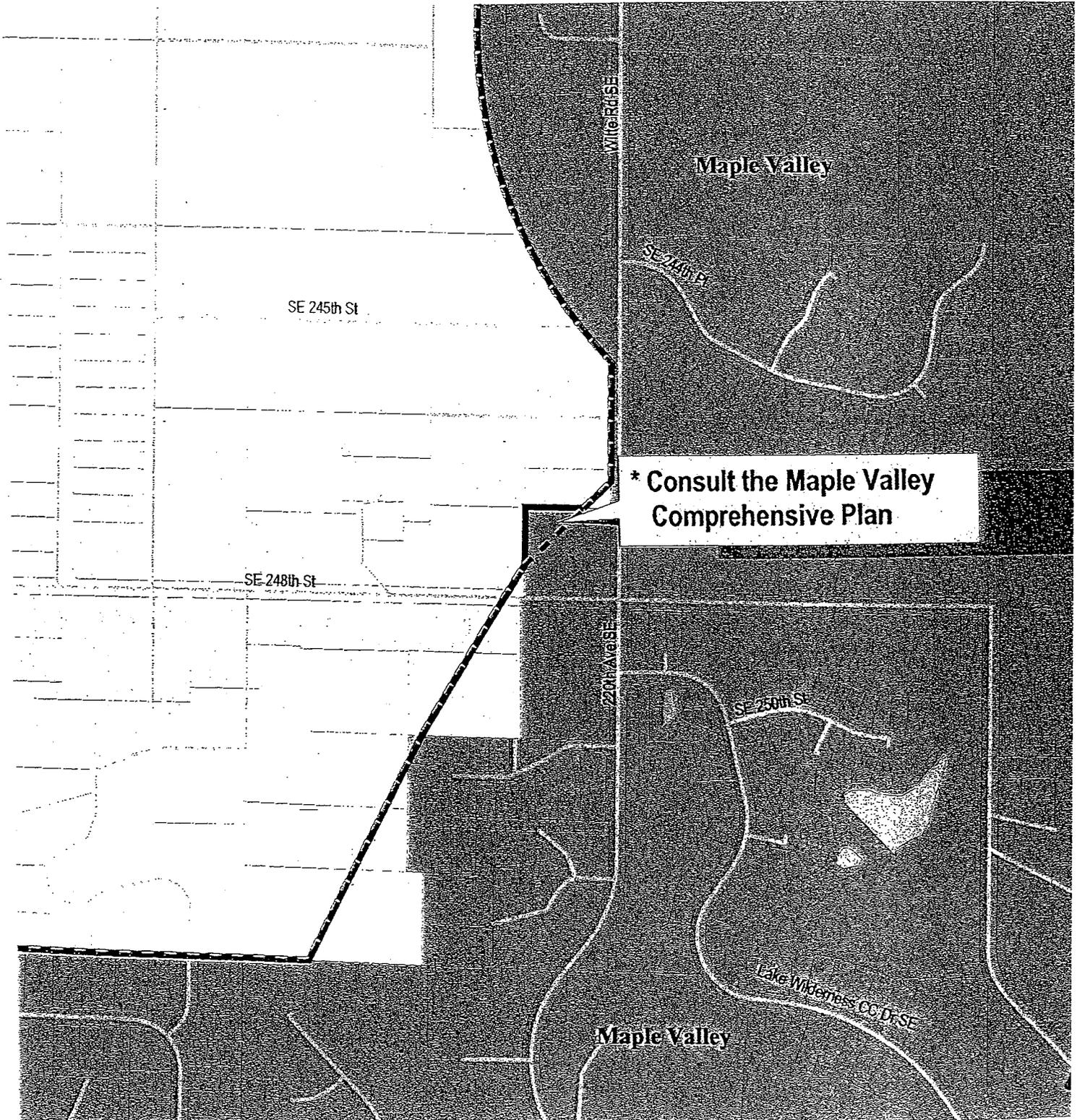
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 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas



## Map Amendment 4

### Jenkins Creek Park/Covington UGA

Location: North of Kent-Kangley Rd., east of 180<sup>th</sup> Ave. SE  
Land Use and Zoning Atlas Map 21  
Sections 30 & 31, Township 22, Range 6; Section 36, Township 22, Range 5

Parcel Number:

Rural Residential to Urban General

3022069013

3022069026 (portion)

3022069014 (portion)

3022069021 (portion)

3022069053

3622059062 (portion)

3622059184 (portion)

3622059001 (portion)

3122069017 (portion)

Rural Residential to Open Space

3022069068

Current Land Use: Rural Residential  
Current Zoning: RA-5, one dwelling unit per 5 acres  
Current UGA: Outside UGA

Proposed Land Use: Urban Residential, general; King County Owned Open Space/Recreation  
Proposed Zoning: R-4, four dwelling units per acre  
Proposed UGA: Add to UGA

Jenkins Creek Park is a local King County park within the Rural Area, adjacent to the City of Covington. King County will transfer the park to the City in the future. This amendment will add the park and adjacent properties to the UGA, connecting the urban island south of the City to the larger UGA. Proposed land use designation for the park is King County Owned Open Space/Recreation. Proposed land use designation for the other parcels is Urban Residential, General.



# Jenkins Creek Park / Covington UGA Executive Recommended Zoning

March 2000

**King County**  
Department of Development and Environmental Services  
Geographic Information System



This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

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 1999 UGA Boundary

RA-5 Rural Area, 1 DU\* / 5 acres

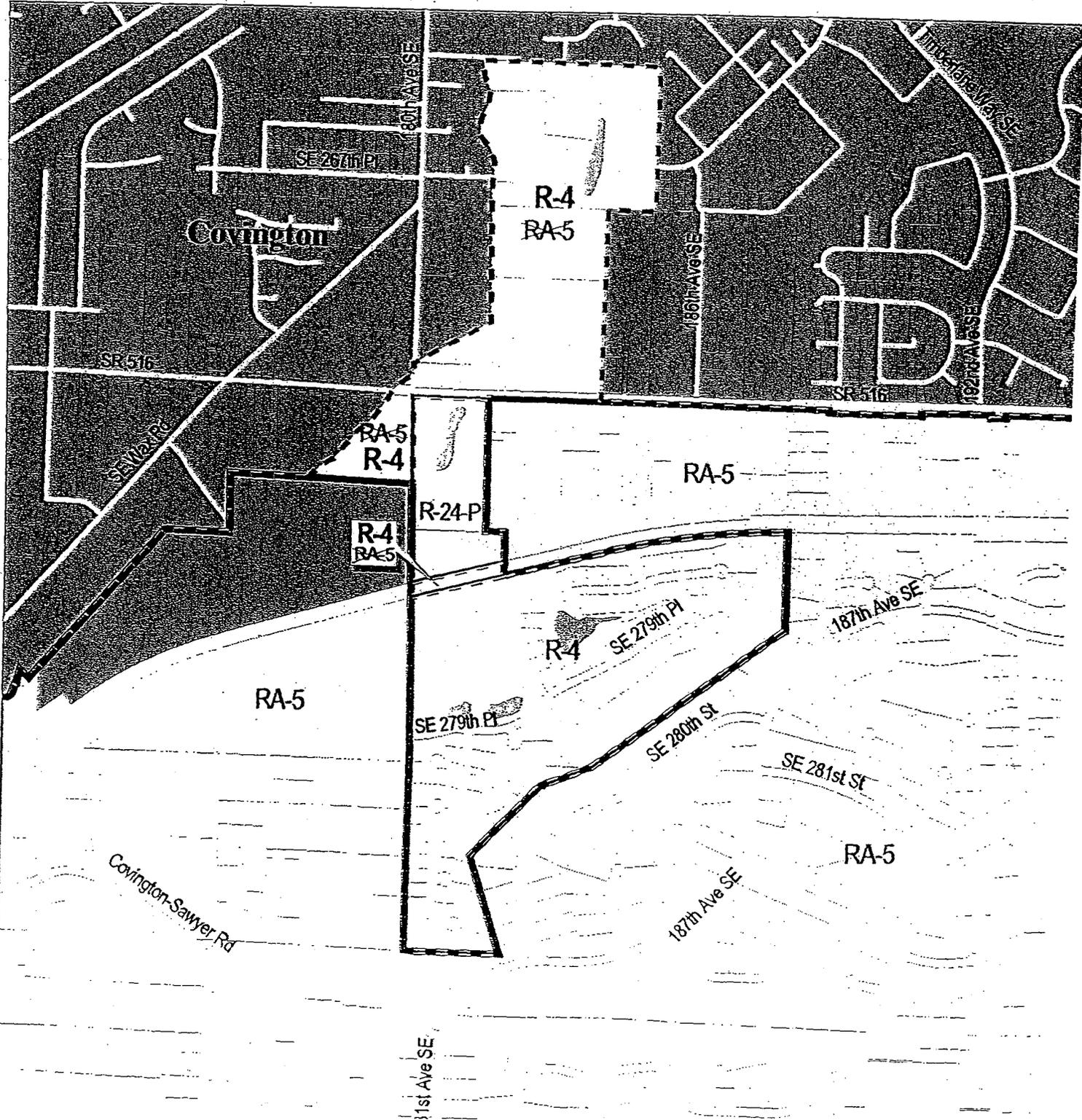
 2000 UGA Boundary

R-4 Residential, 4 DU\* / acre

 Incorporated Areas

R-24 Residential, 24 DU\* / acre

\* DU = Dwelling Unit



## Map Amendment 5

### Seattle International Raceway (SIR)

Location: East of SR 18, north of Auburn-Black Diamond Rd.  
Land Use and Zoning Atlas Map 16  
Section 10, Township 21, Range 5

Parcel Number: I-P-SO to RA-5-SO: See legal description, below      RA-5-SO to I-P-SO: 1021059002 (portion)

Current Land Use: Rural Residential  
Current Zoning: RA-5-SO (one dwelling unit per 5 acres) and I-P-SO

Proposed Land Use: Rural Residential  
Proposed Zoning: I-P-SO and RA-5-SO (one dwelling unit per 5 acres)

The Seattle International Raceway is located in the Rural Area on property zoned Industrial. Approximately 40 acres of the property owned by SIR includes a section of Soos Creek and its associated riparian area. This amendment rezones this portion of the property to RA-5-SO and rezones a comparable amount of land outside of the sensitive area to Industrial-P-SO. The special development condition SC-P2 limiting the site to racetrack uses only will be removed from the portion rezoned to RA-5-SO, and will be extended to the area rezoned to I-P-SO. The Special District Overlay for significant tree retention will remain in effect.

In addition, the property owner has offered to place a permanent conservation easement on the portion of the property rezoned to RA-5-SO.

#### LEGAL DESCRIPTION LITTLE SOOS CREEK CONSERVATION AREA EASEMENT

That portion of the southwest quarter of Section 10, Township 21 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point which is north 932.39 feet and west 1400.31 feet from the south quarter corner of said Section 10; (the bearing of the line from said quarter corner to the southeast corner of Section 10 being east) said point being on the north boundary of the Northern Pacific Railway Company's right-of-way; thence North 36°21'40" West 393.89 feet; thence North 28°23'10" West 157.52 feet; thence North 32°48'10" East 146.04 feet; thence North 1°34'40" East 22.90 feet; thence North 0°58'00" East 276 feet; thence North 21°48'20" East 127.88 feet; thence North 17°49'30" East 142.02 feet; thence North 42°38'00" East 215.45 feet; thence North 13°36'30" East 187.09 feet; thence South 67°47'00" East 230.86 feet; thence South 21°19'00" West 185 feet; thence South 29°10'00" West 211.74 feet; thence South 8°15'00" West 286.56 feet; thence South 7°36'00" East 182.66 feet; thence South 24°54'00" East 247.96 feet; thence South 36°21'40" East 160.36 feet to the north margin of said Railway Company's right-of-way; thence along said north margin in a southwesterly direction 350 feet, more or less to the POINT OF BEGINNING.

TOGETHER WITH that portion of the east half of the southwest quarter of Section 10, Township 21 North, Range 5 East, W.M., in King County, Washington lying northerly of the Northern Pacific Railway Company's right-of-way, EXCEPT that portion thereof having been deeded to Charles Linbarger et al., by deed filed under Auditor's File No. 1637362.

ALSO TOGETHER WITH the southeast quarter of the northwest quarter of Section 10, Township 21 North, Range 5 East, W.M., in King County, Washington, EXCEPT that portion deeded to the State of Washington for Primary State Highway No. 2 by deed recorded under Auditor's File No. 4896945.

ALSO TOGETHER WITH the southwest quarter of the northeast quarter, Section 10, Township 21 North, Range 5 East, W.M., EXCEPT roads.

ALSO TOGETHER WITH the northwest quarter of the northeast quarter of Section 10, Township 21 North, Range 5 East, W.M., EXCEPTING THEREFROM any portion of tax parcel 102105-9018.

This easement consists of that portion of the above-described property as follows:

All that portion of Section 10, Township 21 North, Range 5 East, W.M., King County, lying westerly of a line perpendicular to and easterly 300 feet distant from the ordinary high water line of Little Soos Creek.



## Map Amendment 6

### Mabler Park/Enumclaw UGA

Location: North of SE 436<sup>th</sup> St., west of 244<sup>th</sup> Ave. SE  
Land Use and Zoning Atlas Map 23  
Section 22 , Township 20, Range 6

Parcel Number: 2220069032

Current Land Use: Rural Residential  
Current Zoning: RA-5, one dwelling unit per 5 acres  
Current UGA: Outside UGA

Proposed Land Use: Other Parks/Wilderness  
Proposed Zoning: UR, one dwelling unit per 5 acres  
Proposed UGA: Add to UGA

Mabler Park is just outside the UGA and the city of Enumclaw's Potential Annexation Area. This former state park has been transferred to the City. The City would like to include the park within its corporate boundaries in order to provide the necessary urban services. This amendment will adjust the UGA to include the park.

# Mahler Park / Enumclaw UGA Executive Recommended Land Use

March 2000

 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas

**rx** Rural City UGA

**rr** Rural Residential

**ag** Agriculture

**op** Other Park / Wilderness

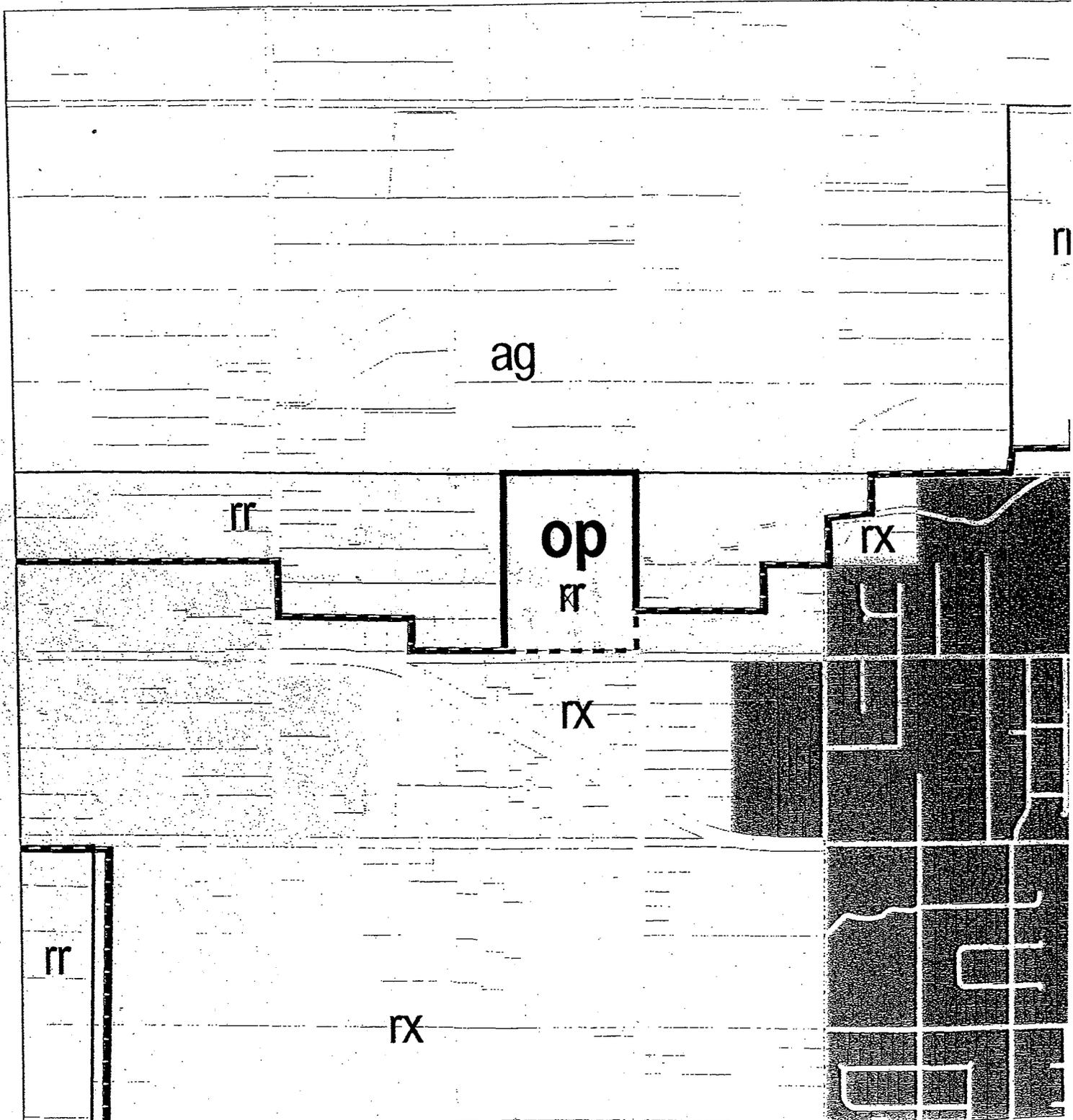
 **King County**  
Department of Development and Environmental Services  
Geographic Information System

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# Mahler Park / Enumclaw UGA Executive Recommended Zoning

March 2000

 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas

A-10 Agricultural, 1 DU\* / 10 acres

A-35 Agricultural, 1 DU\* / 35 acres

RA-5 Rural Area, 1 DU\* / 5 acres

UR Urban Reserve, 1 DU\* / 5 acres

NB Neighborhood Business

\* DU = Dwelling Unit

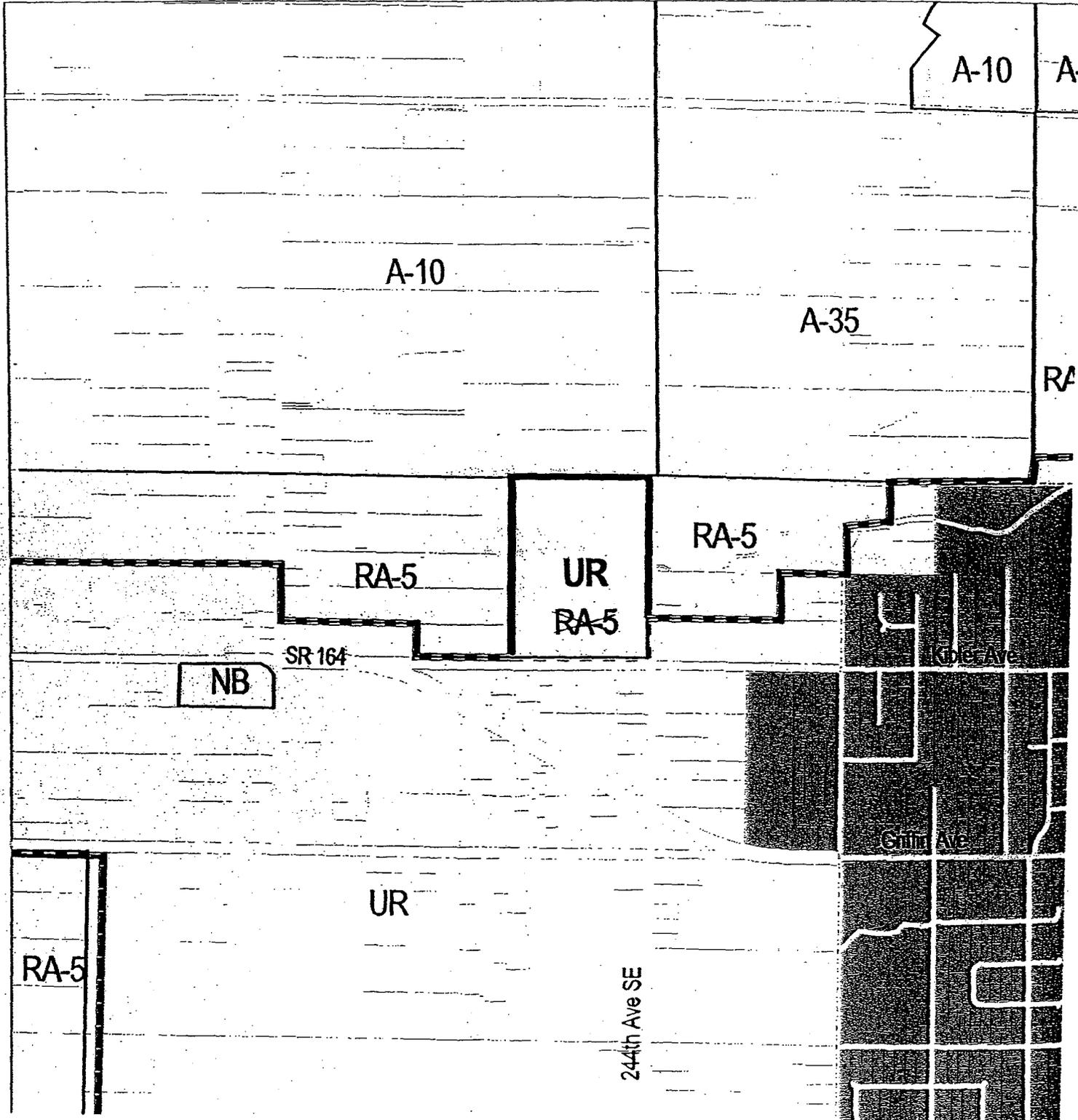
 **King County**  
Department of Development and Environmental Services  
Geographic Information Systems

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## Map Amendment 7

### Split Parcels/Enumclaw UGA

Location: North of SE 424<sup>th</sup> St. at approximately 270<sup>th</sup> Ave. SE  
Land Use and Zoning Atlas Map 23  
Section 13 , Township 20, Range 6

Parcel Numbers: 1320069239  
1320069103

Current Land Use: Rural Residential  
Current Zoning: RA-5, one dwelling unit per 5 acres  
Current UGA: Outside UGA

Proposed Land Use: Rural City UGA  
Proposed Zoning: UR, one dwelling unit per 5 acres  
Proposed UGA: Add to UGA

These parcels are adjacent to the City of Enumclaw's Potential Annexation Area and are split by the UGA line. Sewers are available to the site. This amendment will adjust the UGA so that the entire parcels are included in the UGA.

# Split Parcels / Enumclaw UGA Executive Recommended Land Use

March 2000

 **King County**  
Department of Development and Environmental Services  
Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

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 1999 UGA Boundary

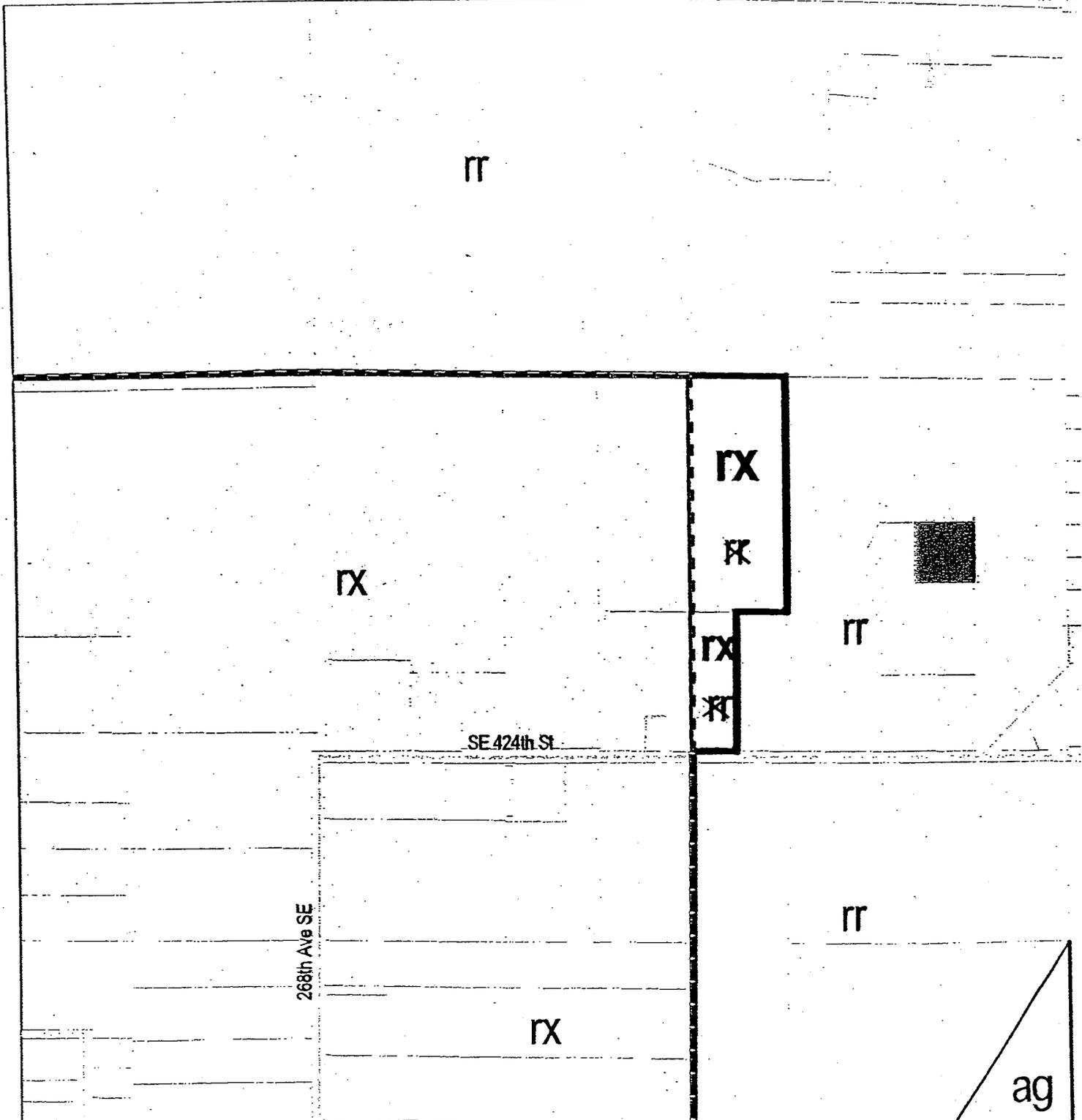
rx Rural City UGA

 2000 UGA Boundary

rr Rural Residential

 Incorporated Areas

ag Agriculture



# Split Parcels / Enumclaw UGA Executive Recommended Zoning

March 2000

**King County**  
Department of Development and Environmental Services  
Geographic Information Systems

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

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 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas

A-10 Agricultural, 1 DU\* / 10 acres

A-35 Agricultural, 1 DU\* / 35 acres

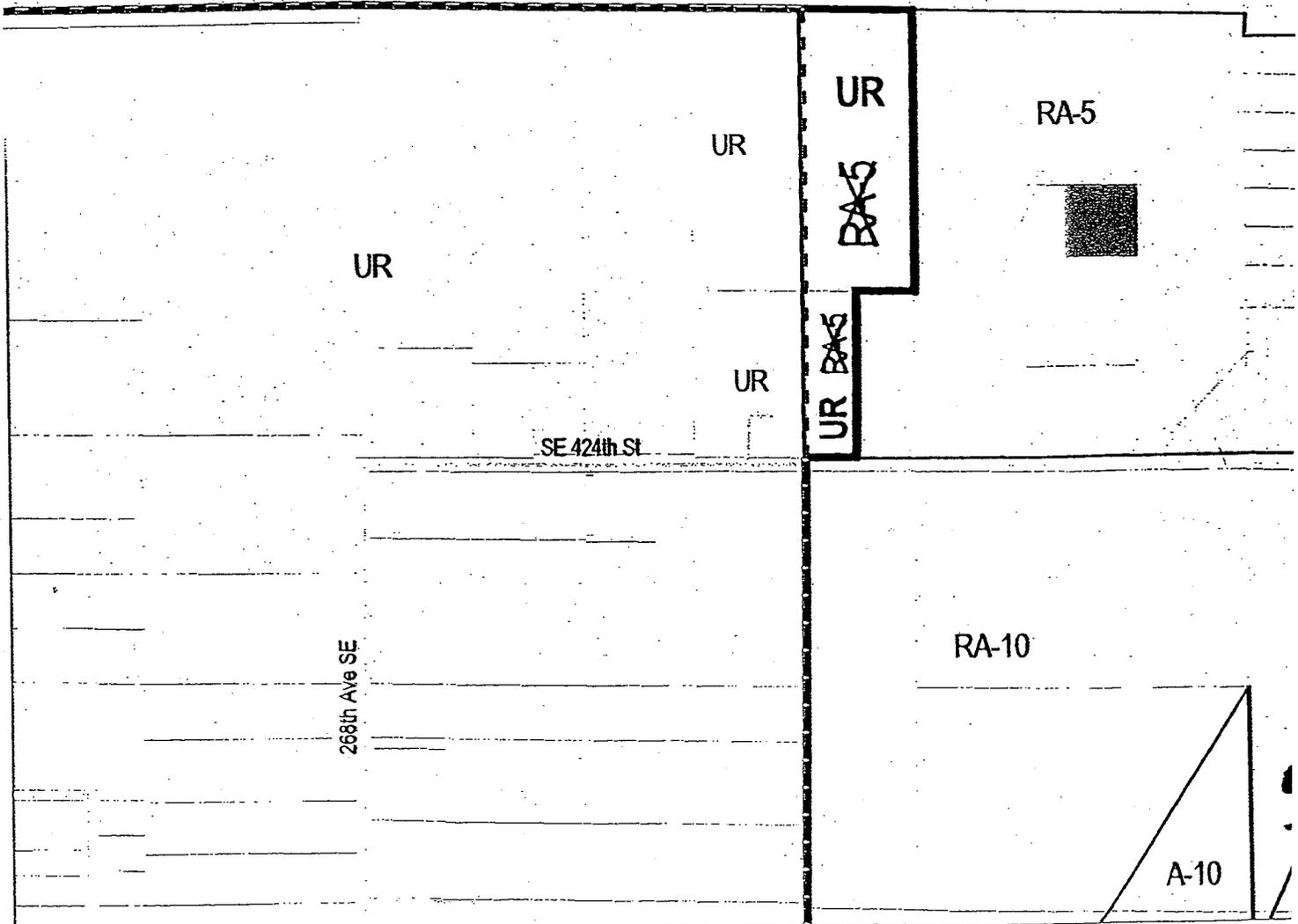
RA-5 Rural Area, 1 DU\* / 5 acres

RA-10 Rural Area, 1 DU\* / 10 acres

UR Urban Reserve, 1 DU\* / 5 acres

\* DU = Dwelling Unit

RA-10



## Map Amendment 8

### Carnation UGA

Location: North of intersection of Entwistle St. and 331<sup>st</sup> Ave. NE  
Land Use and Zoning Atlas Map 25  
Section 15, Township 25, Range 7

Parcel Number: 1525079072

Current Land Use: City of Carnation  
Current Zoning: City of Carnation  
Current UGA: Outside UGA

Proposed Land Use: City of Carnation  
Proposed Zoning: City of Carnation  
Proposed UGA: Add to UGA

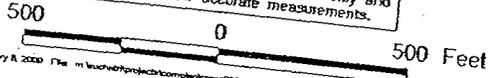
This 2.5-acre parcel was annexed to Carnation in May 1993, under a state law that allows cities to annex city-owned land that is contiguous to existing city boundaries. The City was not required to report the annexation to the Boundary Review Board. King County recently became aware of this addition to the UGA. The amendment recognizes this addition to the UGA.

# Carnation UGA Executive Recommended UGA

March 2000

**King County**  
**DDES** Department of Development and Environmental Services  
Geographic Information System

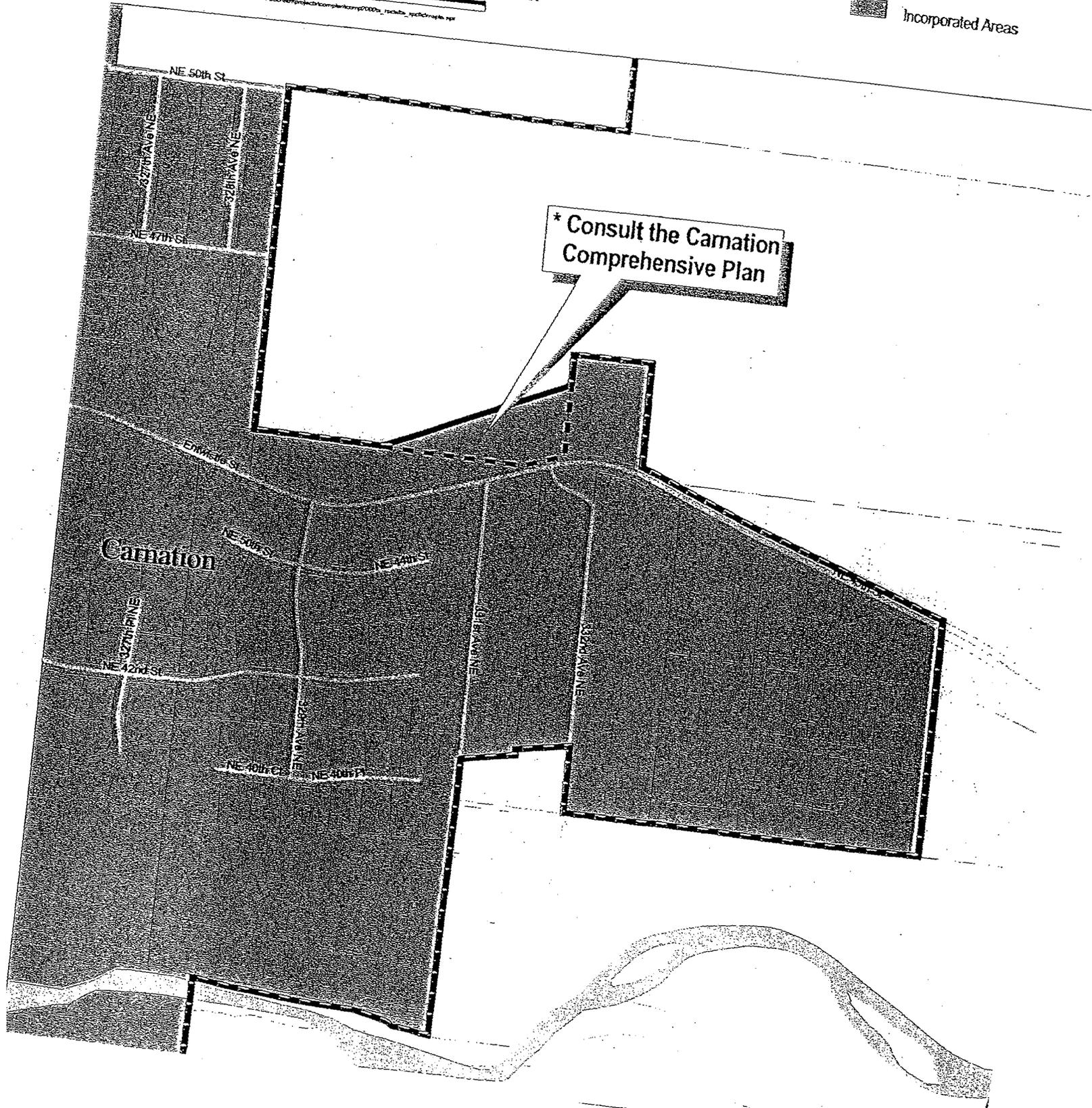
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- 1999 UGA Boundary
- 2000 UGA Boundary
- Incorporated Areas

\* Consult the Carnation Comprehensive Plan



## Map Amendment 9

### Stillwater Rural Neighborhood

Location: Intersection of Carnation-Duvall Rd. (State Route 203) and Stillwater Rd.  
Land Use & Zoning Atlas Map 25  
Section 4, Township 25, Range 7

Parcel Numbers:	<u>RA-2.5 potential NB to RA-2.5</u>	<u>RA-2.5-P potential NB-P to RA-2.5</u>
	8016100061	0425079022 (portion)
	8016100075	0425079008 (portion)
	8016100076	8016100105
	8016100085	
	8016100095	
	0425079029	
	0425079008 (portion)	

Current Land Use: Rural Neighborhood  
Current Zoning: RA-2.5 (Potential NB-P) and RA-2.5-P (Potential NB-P)

Proposed Land Use: Rural Residential  
Proposed Zoning: RA-2.5

The Rural Neighborhood center designation was originally applied to these properties through the 1989 Snoqualmie Valley Community Plan (SVCP) and Area Zoning as an incentive to relocate the existing Stillwater Store (established in its current building in 1931) to a site outside the Agricultural Production District (APD). The store has since undergone major improvements and no change from the current location at the northwest quadrant of the intersection of Carnation-Duvall Road and Stillwater Road is anticipated in the foreseeable future. Therefore, the Rural Neighborhood Center designation and accompanying potential commercial zoning on the subject properties, across Carnation-Duvall Road from the Stillwater Store, are no longer appropriate. The development condition (SV-P11) on three parcels limiting the uses under the potential NB zoning to one small convenience store as a replacement of the existing Stillwater Store is also proposed to be deleted. It would not be applicable to a use not permitted in the RA zone.

#### Development Condition SV-P11

Stillwater (Source: Snoqualmie Valley Community Plan Area Zoning p.44)

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned NB site.

The following P Suffix conditions shall apply:

Only the following uses will be allowed:

1. ~~One small convenience store for this site.~~
2. ~~Neighborhood scale mixed use business residential subject to a conditional use permit, and subject to conditions governing mixed use development in the NB zone.~~
3. ~~The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).~~
4. ~~Additional right of way, to be determined by the State, shall be dedicated along SR-203 for operational, pedestrian, and safety improvements at the intersection of Northeast Stillwater Road and SR-203.~~
5. ~~Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where NB zoned properties abut rural or resource lands.~~

#### ~~Commercial Screening Matrix~~

##### ~~Commercial Property Zoning~~

~~Adjacent Property Zoning: NB Neighborhood Business; RB Regional Business; I Industrial~~

~~RA (Rural Area) Type I Buffer 30' Depth Type I Buffer 30' Depth Type I Buffer 50' Depth~~

~~F (Forest) A (Agricultural) Type I Buffer 30' Depth Type I Buffer 50' Depth Type I Buffer 50' Depth~~

~~(Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)~~

~~Ordinance 12824~~

~~Effective Date: August 18, 1997~~



# Stillwater

## Executive Recommended Zoning

March 2000

 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas

A-35 Agricultural, 1 DU\* / 35 acres

RA-10 Rural Area, 1 DU\* / 10 acres

RA-5 Rural Area, 1 DU\* / 5 acres

RA-2.5 Rural Area, 1 DU\* / 2.5 acres

NB Neighborhood Business

\* DU = Dwelling Unit

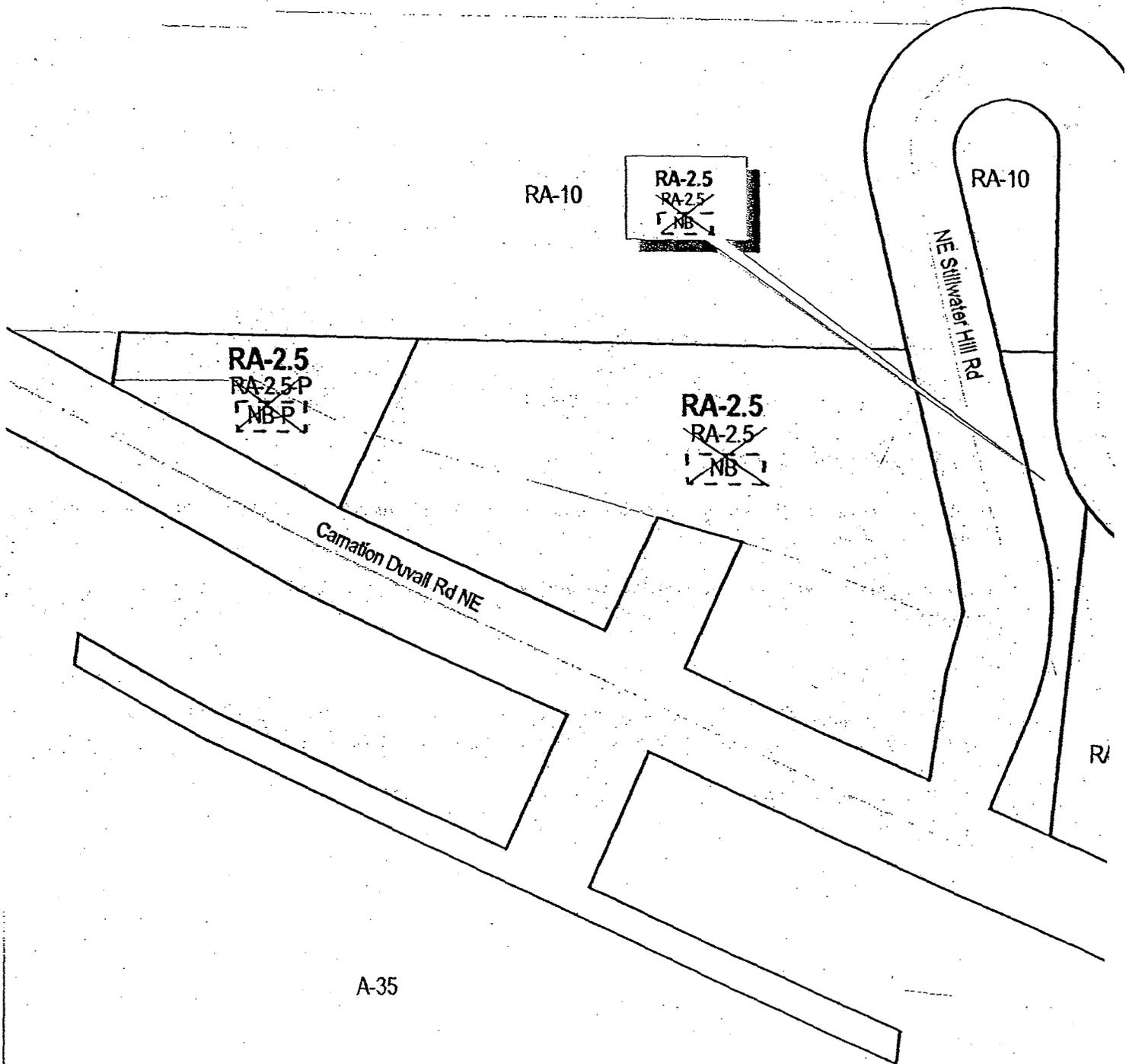
 **King County**  
Department of Development and Environmental Services  
Geographic Information System

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## Map Amendment 10

### Preston

Location: SE Preston-Fall-City Rd. and SE 87<sup>th</sup> Pl.  
Land Use and Zoning Atlas Map 26  
Section 32, Township 24, Range 7

Parcel Numbers: 3224079029  
3224079035

Current Land Use: Rural Town  
Current Zoning: RA-2.5-P (Potential CB-P)

Proposed Land Use: Rural Town  
Proposed Zoning: RA-2.5

These two properties within the Rural Town of Preston are designated in the 1994 KCCP for future consideration for community business uses and given Potential Community Business (CB) zoning through Policy R-315. The policy also sets standards for commercial development on these two properties. Development condition SV-P20 applies to these two properties only and implements Policy R-315.

King County has purchased both properties for active recreation uses and to provide access to the Preston-Snoqualmie Trail. As these properties are no longer available for future commercial development, Policy R-315 is proposed to be deleted, the potential Community Business zoning is proposed to be removed from the two properties, and SV-P20 is proposed to be deleted.

### Development Condition SV-P20

~~((SV-P20. — Preston Village (Source: Ordinance 11653, Amendment 95A, as amended by Ordinance 12170, Amendment 12-3).~~

~~For new development and re-development, the following P-suffix conditions apply to the subject property:~~

#### ~~A. — Village Access~~

~~1. — New controlled access roads from SE High Point Way/Preston Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.~~

~~2. — Pedestrian access to the village open space, trails and residential neighborhoods shall be provided when feasible.~~

#### ~~B. — Buffers~~

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between different land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

1. All development adjacent to SE High Point Way/Preston Fall City Road shall provide a landscaped, natural buffer along the Preston Snoqualmie Trail and other trail easements identified in the Village Trail Plan component of the Village Development Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.
2. Easements shall be provided for all trail segments identified in the village trail plan component of the Village Development Plan. Pedestrian access to the Preston Snoqualmie trail and other components of the village trails plan shall be provided where feasible.
3. All new development and re-development on parcels adjacent to SE High Point Way/Preston Fall City Road shall provide a landscaped buffer between each development or adjoining land use. Type I landscaping shall be required between the park and residential or commercial development, and between residential development and commercial or industrial uses.
4. Each new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan.

C. Building Scale.

All new development or re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including village open space, trails and rural residential neighborhoods:

D. Permitted Uses

Normally permitted uses in the Community Business zone that have extensive outdoor storage and auto related uses shall be prohibited. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is encouraged.

1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for expansion of existing buildings to ensure that:
  - a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other prominent linear physical feature.
  - b) The proposed use must be functionally compatible with rural uses in the immediate vicinity. Functional compatibility requires a determination that the proposed use will not create impacts to or demand for public facilities and services beyond that specified in the rural level of service standards in the Comprehensive Plan (policy F-303 for water and policy F-313 for sewers). Functional transportation compatibility shall consider both rural level of service standards relating to concurrency (Comprehensive Plan policy T-305) and whether the increased traffic would conform to SEPA standards, Intersection Standards and Road Design Standards.
  - e) The proposed new land use is dependent upon a location in a Rural Area or Natural Resources Lands. The Director should consider the following factors in the CUP review process:
    - The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted from or grown in the Rural Area or Natural Resource Lands.
    - The majority of the product(s) being manufactured, processed or sold are used or consumed in the Rural Area or Natural Resource Lands.

- ~~• The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.~~

~~Examples of such uses include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural Resource Lands.~~

~~d) Any parcel governed by a basic use agreement between the property owner and the Preston community shall not be subject to the requirements of Subsection d.1(c) and the department of development and environmental services would apply the provisions of the basic use agreement as conditions of project approval. The basic use agreement shall include provisions that are generally consistent with the basic use agreement recorded under Auditor File No. 9708190805 and the following shall be used as a guideline for the required provisions:~~

~~(1) Limitations on Use of Property: All commercial uses made of the property shall be limited to those uses allowed, as of the date of the agreement, on commercial zoned land that is located in areas designated as Rural, and accessory uses. The following uses shall additionally be prohibited: slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel; concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge permit; campgrounds; bowling center; shooting range; dry cleaning plants; industrial launderers; vector waste receiving facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply stores (although auto supply wholesale distribution shall not be prohibited); gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal control facility; transfer station; adult use facility; any use that extracts groundwater for sale of bottled water outside of the property; and casinos and gambling uses. Recycling and waste receptacles may be located outdoors, but must be screened from view from outside the property.~~

~~(2) Prohibition on Expanding Commercial Uses on Abutting or Adjacent Parcels: The property owner shall not acquire any interest on abutting or adjacent property for the purpose of expanding the size of commercially zoned land that currently exists in the Preston vicinity. The property owner shall not request or otherwise pursue the rezoning of any abutting or adjacent property for commercial use. "Adjacent" means any land in unincorporated King County that is located within two miles of the boundaries of the Preston industrial area.~~

~~2. For industrial buildings already built or for new buildings having vested applications, tenant improvements and changes of use completely within existing structures shall not be subject to this P-suffix condition. However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 will continue to apply.)~~



# Preston Executive Recommended Zoning

March 2000

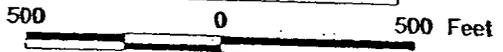
**King County**  
 Department of Development and Environmental Services  
 Geographic Information Systems

-  1999 UGA Boundary
-  2000 UGA Boundary
-  Incorporated Areas

- F Forest
- RA-5 Rural Area, 1 DU\* / 5 acres
- RA-2.5 Rural Area, 1 DU\* / 2.5 acres
- CB Commercial Business
- I Industrial

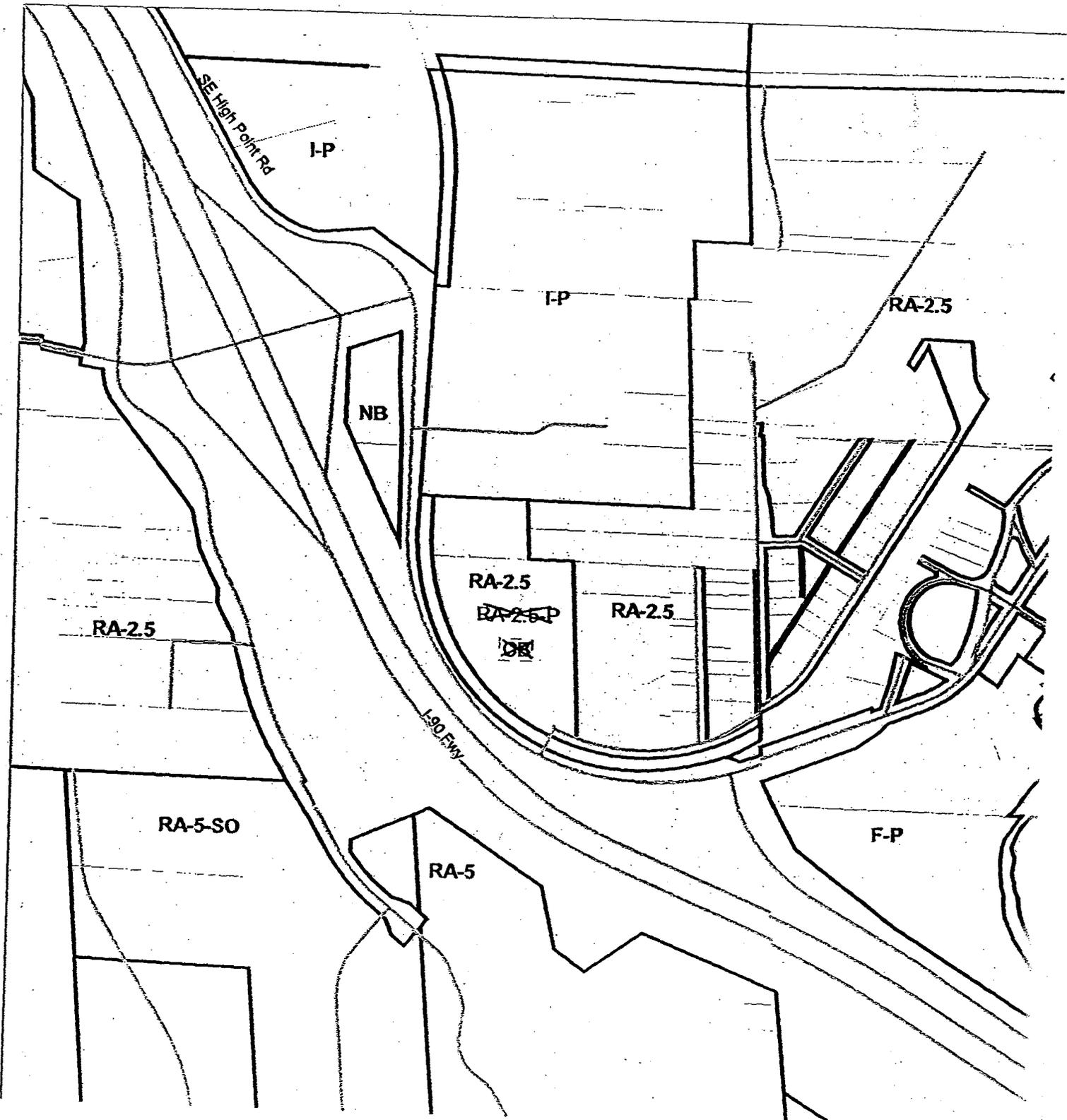


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\* DU = Dwelling Unit



## Map Amendment 11

### Maple Valley

**Location:** Maple Valley – Black Diamond Road and SE 272<sup>nd</sup> Street  
Land Use and Zoning Atlas Map 21  
Sections 27 and 34, Township 22, Range 6

**Parcel Numbers:** 3422069002  
2722069017 (portion)

**Current Land Use:** Rural Residential  
**Current Zoning:** RA-5, one dwelling unit per 5 acres  
**Current UGA:** Outside UGA

**Proposed Land Use:** Urban Residential, General  
**Proposed Zoning:** R-4, four dwelling units per acre  
**Proposed UGA:** Add to UGA

Tax lot 3422069002 is a 19.8-acre parcel of land currently owned by King County. It is immediately adjacent to the east of the King County owned Summit Pit which is currently used as a gravel extraction site for roads maintenance and construction purposes. The County has determined that tax lot 3422069002 is not necessary to be used as part of this gravel extraction operation. King County is discussing with the City of Maple Valley the possible sale of this 19.8-acre parcel to the City as a future park site. The site is proposed to be added to the UGA, allowing the City of Maple Valley to annex and provide necessary public services to the site.

Tax lot 2722069017, located due north of the future park site, is currently split by the UGA. The portion of the lot currently designated Rural is also proposed to be added to the UGA to correct the split designation, and to prevent the formation of a rural island.

Both parcels are proposed to be designated Urban Residential, General and zoned R-4, consistent with the urban densities to the north, east and south.

# Maple Valley Executive Recommended Land Use

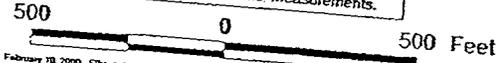
March 2000

 **King County**  
Department of Development and Environmental Services  
Geographic Information System

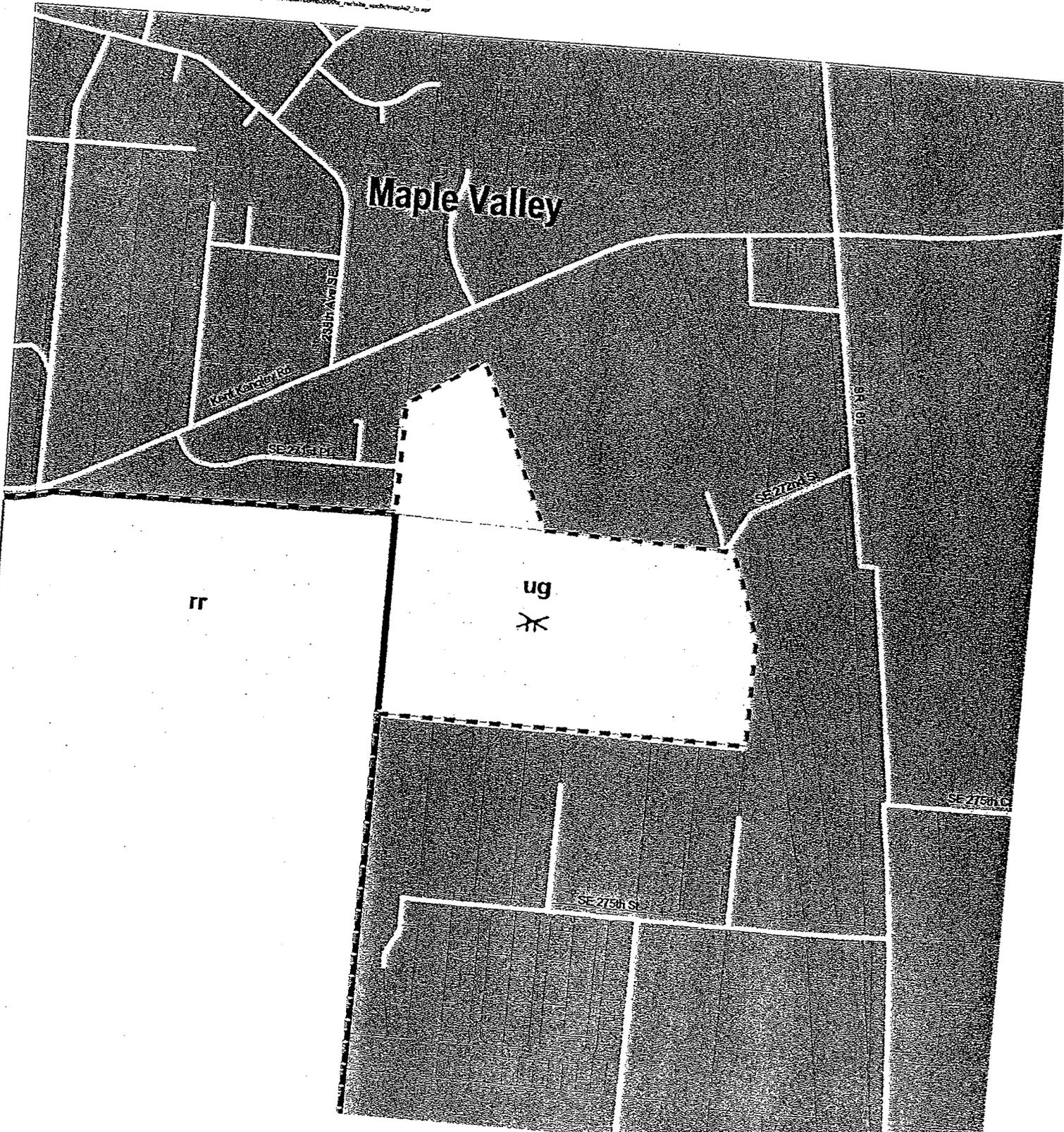
 1999 UGA Boundary  
 2000 UGA Boundary  
 Incorporated Areas

ug Urban Residential, General  
rr Rural Residential Land Use

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



February 10, 2000 File: m:\work\hdp\project\complan\home2000\re\ch04a\_map\ch04a2\map2.apr





## Map Amendment 12

### Maury Island Marine Park

**Location:** Southeast Shore of Maury Island  
Zoning Atlas Map Page 4  
Sections 21, 22 and 28, Township 22, Range 3

**Parcel Numbers:** 2822039030  
2122039031  
2222039031 (eastern 12 acres only)  
2222039047 (eastern 12 acres only)  
2222039032  
2222039033

**Current Land Use:** King County Owned Open Space/Recreation  
**Current Zoning:** M-SO, potential RA-2.5-SO (Mineral, potential Rural Area, one home per 2.5 acres, with Special District Overlay for Groundwater Protection)

**Proposed Zoning:** RA-10- SO (One dwelling unit per 10 acres with Special District Overlay for Groundwater Protection)

This former gravel mine has been purchased by King County and is now known as the Maury Island Marine Park. In 1997, the land use designation was changed from Mining to King County Owned Open Space/Recreation to reflect the change in ownership and intended use of the site; however, the Mineral zoning was not revised at the same time. While the potential zoning for the included parcels is RA-2.5, a majority of the Park is identified as Highly Susceptible to Groundwater Contamination, and therefore meets the criteria for RA-10 zoning. The proposed change in zoning is also consistent with zoning in place to the west and north of the Park, and is consistent with the current land use designation. The SDO for Groundwater Protection will continue to apply to these properties. The RA-10 zone allows for park uses.

The Maury Island Marine Park is comprised of 297.35 acres. The proposed change in zoning encompasses 231.35 acres of the Park. Parcel number 2222039026, the northernmost 40-acre portion of the Park, is currently zoned RA-5 and RA-10. An additional 26 acres are currently leased to a private individual and are in use as a gravel mine. The Mineral zone will remain in place on the 26-acre area, comprised of parcels 2122039025, 2222039031 (western 530 feet only) and 2222039047 (western 530 feet only). The legal description for the area under lease is as follows:

The east half of the east half of the northeast quarter of the southeast quarter of Section 21, Township 22 North, Range 3 East, W.M., in King County Washington.

The west half of the west half and the west 200 feet of the east half of the west half, All in the northwest quarter or the southwest quarter of Section 22, Township 22 North, Range 3 East, W.M., in King County, Washington.

# Maury Island Marine Park Recommended Zoning

June 2000

**King County**  
Department of Development and Environmental Services  
Geographic Information Systems

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

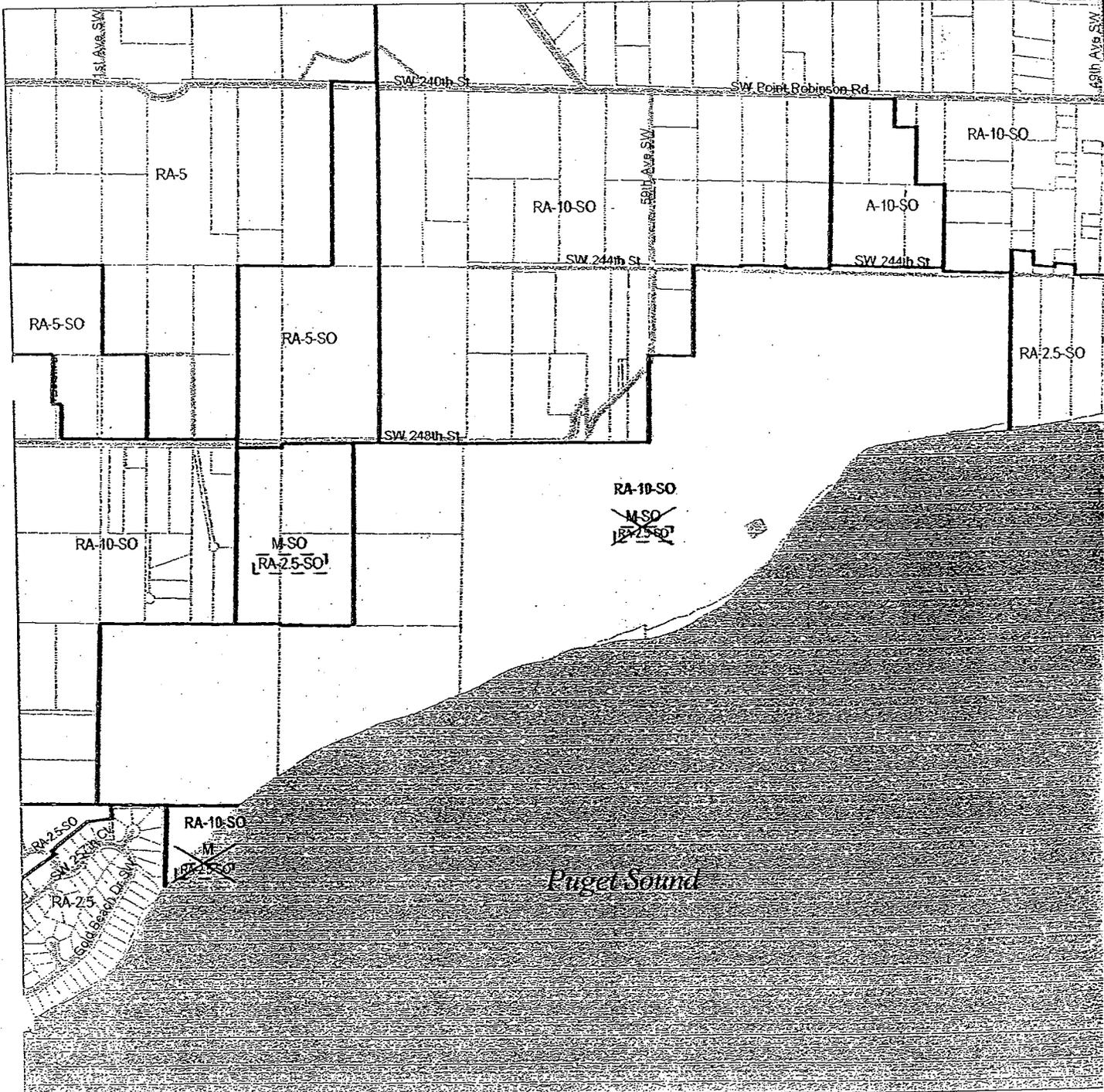
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June 21, 2000 File: m:\gis\maury\maury\maury\2000\zoning\zoning.kml

-  1999 UGA Boundary
-  2000 UGA Boundary
-  Incorporated Areas

- M** Mineral
  - A-10** Agricultural, 1 DU\* / 10 acres
  - RA-2.5** Rural Area, 1 DU\* / 2.5 acres
  - RA-5** Rural Area, 1 DU\* / 5 acres
  - RA-10** Rural Area, 1 DU\* / 10 acres
- \* DU = Dwelling Unit



## Map Amendment 13

### Preston Arboretum

Location: Southeast High Point Way, Preston  
Land Use and Zoning Atlas Map Page 26  
Section 29, Township 24, Range 7

Parcel Number: 2924079009

Current Land Use: Industrial  
Current Zoning: I-P (Industrial, with development conditions)

Proposed Land Use: King County Owned Open Space/Recreation  
Proposed Zoning: RA-10, one dwelling unit per 10 acres

Parcel Number: 2924079053 (that portion comprised of the northeast quarter of the southwest quarter of Section 7, Township 24, Range 7)

Current Land Use: Industrial  
Current Zoning: RA-10-P, one dwelling unit per 10 acres

Proposed Land Use: Rural  
Proposed Zoning: RA-10-P, one dwelling unit per 10 acres

Parcel 2924079009 was formerly part of the Preston Industrial Area, and has been purchased by King County for future use as an arboretum. The land use change is to recognize that the site will not be used for industrial purposes, and the zoning change is consistent with the zoning to the west and to the east of the property. P-suffix conditions SV-P-13 and SV-P-19, which establish standards for new industrial development, are also proposed to be removed as the RA-10 zoning precludes future industrial development.

Parcel 2924079053 has an existing industrial use in the very southern portion of the property, while the remainder of the property is dedicated as permanent open space. The area used for industrial purposes is zoned Industrial, and the rest is zoned RA-10-P. When the RA-10-P zoning was applied, the Industrial land use classification was inadvertently retained. This amendment corrects the land use classification so that the land use and zoning are consistent.



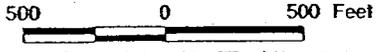
# Preston Recommended Zoning

June 2000

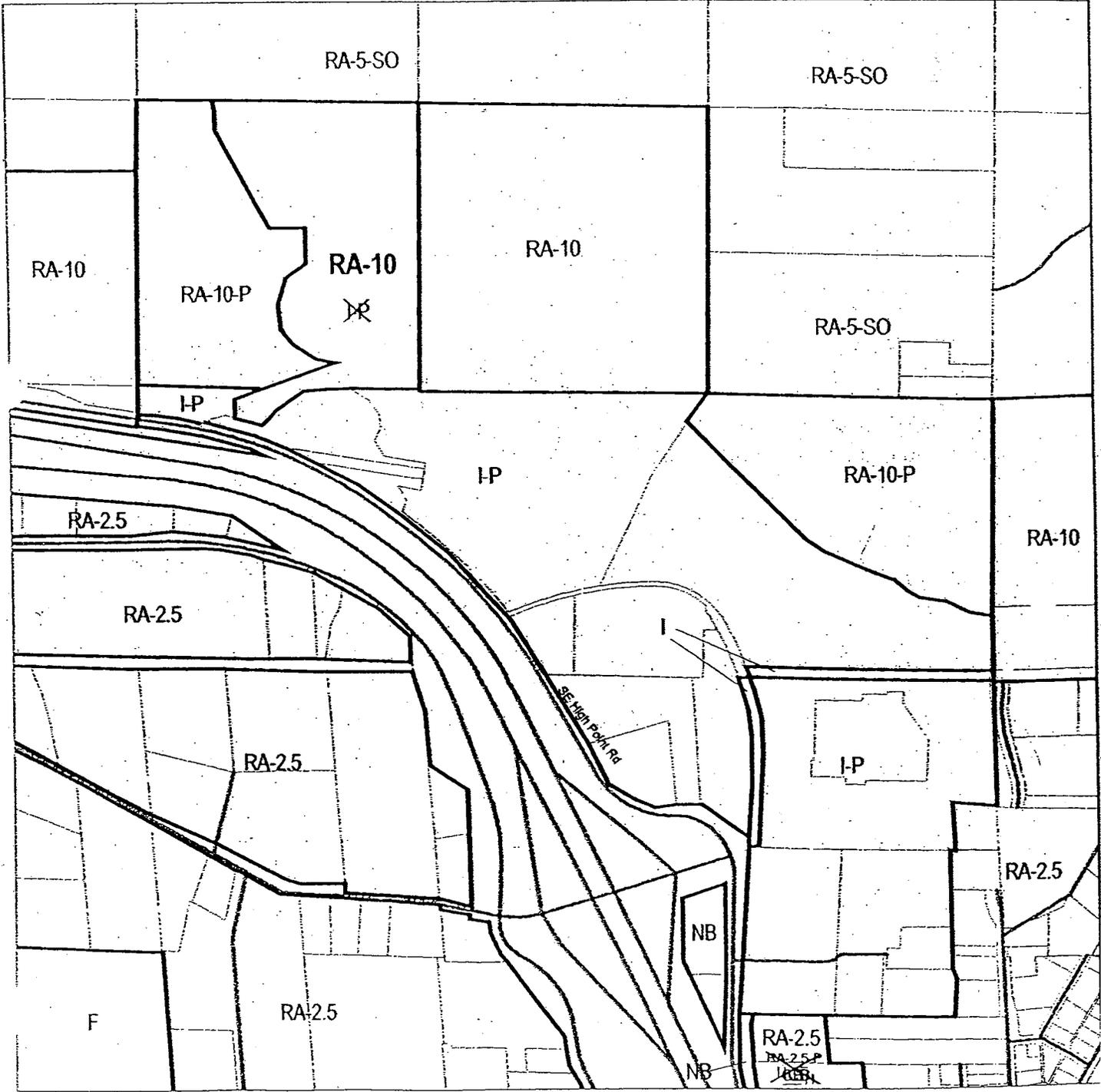
**King County**  
**DDES** Department of Development and Environmental Services  
 Geographic Information System



This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



- |        |                               |    |                       |
|--------|-------------------------------|----|-----------------------|
| RA-2.5 | Rural Area, 1 DU* / 2.5 acres | NB | Neighborhood Business |
| RA-5   | Rural Area, 1 DU* / 5 acres   | F  | Forest                |
| RA-10  | Rural Area, 1 DU* / 10 acres  | I  | Industrial            |
- \* DU = Dwelling Unit



## Map Amendment 14

### Kent Des Moines Road

Location: Kent Des Moines and Military Road S  
Land Use and Zoning Atlas Map Page 9  
Section 15, Township 22, Range 4

Parcel Number: 152204-9053

Current Land Use: Neighborhood Business  
Current Zoning: Neighborhood Business

Proposed Land Use: Industrial  
Proposed Zoning: Industrial (P)

This parcel is located in a small island of urban unincorporated King County between Kent and Des Moines at the intersection of Kent Des Moines Road and Military Road S. The current land use designation is Neighborhood Business. The current zoning classification is also Neighborhood Business.

The property owner wishes to use a portion of the land for long-term storage of recreational vehicles, a use that is only allowed only in the Industrial zone. Therefore, a zoning classification of Industrial is proposed, with an accompanying land use designation of Industrial. A p-suffix condition limiting the use of the property would be applied, as follows: "Use is limited to long-term storage of recreational vehicles."





## Map Amendment 15

### Maple Valley North

Location: Sweeney Road at SR 18  
Land Use and Zoning Atlas Map Page 21  
Section 16, Township 22, Range 6

Parcel Numbers: 162206-9006 ( 1.48 acres)  
162206-9009 (23.48 acres)  
162206-9033 (11.89 acres)  
162206-9069 ( 5.02 acres)  
162206-9106 ( .58 acres)  
162206-9134 ( 7.27 acres)  
162206-9144 ( 2.77 acres)  
162206-9158 ( .24 acres)

Current Land Use: Urban Residential Medium  
Current Zoning: Urban Residential Low

Proposed Land Use: R-4 (four dwelling units per acre)  
Proposed Zoning: R-1 (one dwelling unit per acre)

The City of Maple Valley has requested a zoning change for 8 properties (~53 acres) located just outside its northernmost boundaries, citing concern over "potential urban development" in an "urban island" created in 1990 in order to serve the Tahoma School District buildings that had failing septic systems. At the time the area was designated rural, and an exception was made to allow a tightlined sanitary sewer facility to serve two schools in the Tahoma School District. In 1994, the area was included in the urban growth area because of the presence of the sewer line. When the City incorporated, the area was left out of the city's boundaries.

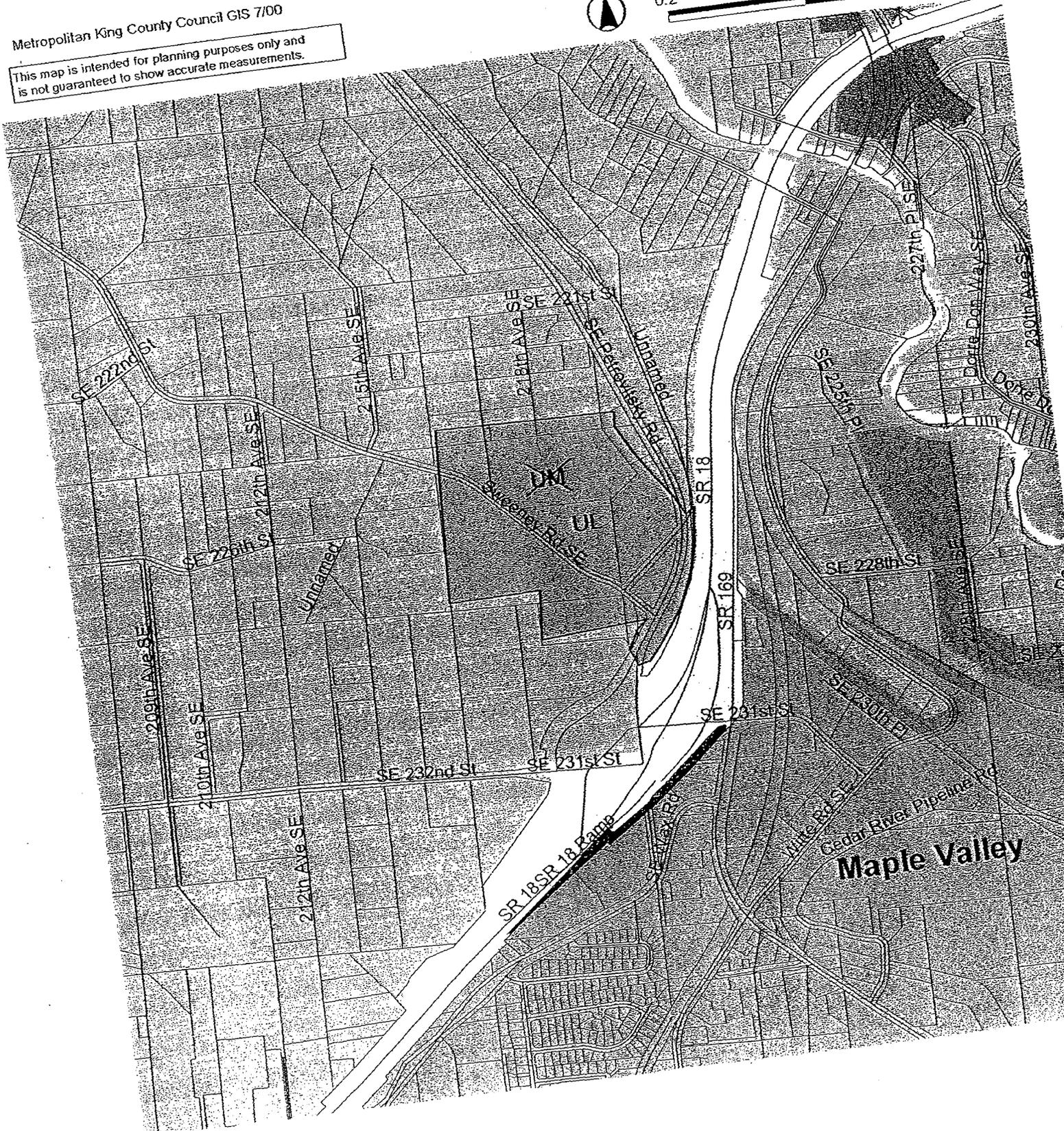
The City does not have plans to annex the area in the near future, and believes it should remain at a low density until it is ready to be annexed. The current zoning on the properties is R-4. The City would like to see the County change the zoning to low density R-1 because of the current development pattern and sensitive areas.

# Maple Valley - North Council Proposed Land Use

Proposal: Reclassify 53 acres from Urban Resident Medium (4-12du/ac) to Urban Residential Low (1du,

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.





## Map Amendment 16

### Greenwater Commercial

Location: Greenwater  
Land Use and Zoning Atlas Map Page 39  
Section 4, Township 19, Range 9

Parcel Numbers: 041909-9017 (1.16 acres)

Current Zoning: Forestry  
Proposed Zoning: Neighborhood Business

This one-acre parcel is located east of Enumclaw on the border of King and Pierce Counties in the rural neighborhood of Greenwater. Surrounding land uses include Forest Production District and two parcels with neighborhood business zoning.

The property owner has requested that the parcel be removed from the Forest Production District and given neighborhood business zoning, which would allow the construction and operation of a Bed and Breakfast guesthouse on the site as an accessory to a permanent residence.

# Greenwater Commercial Council-Proposed Zoning

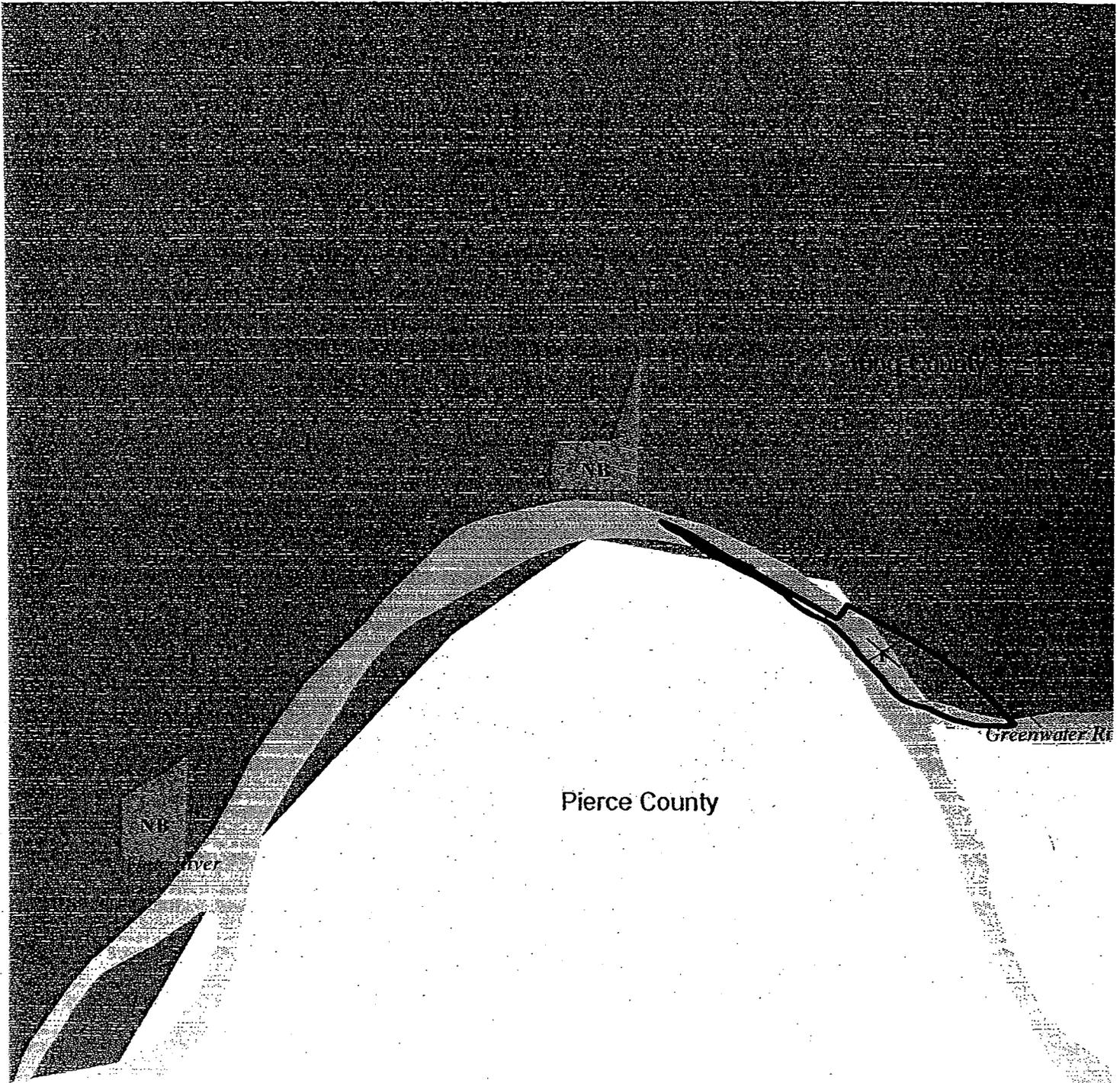
Metropolitan King County Council GIS 7/18/00

Proposal: Reclassify 1 acre from Forestry  
to Neighborhood Business

This map is intended for planning purposes only and  
is not guaranteed to show accurate measurements.



0 0.05 0.1 0.15 Miles



## Map Amendment 17

### Meyer P-Suffix Removal

Location: Cougar Mountain Area  
Land Use and Zoning Atlas Map Page 19  
Section 30, Township 24, Range 6

Parcel Number: 302406-9027

Current Zoning: R-1 (one dwelling unit per acre) (SO-P)  
Proposed Zoning: R-1 (one dwelling unit per acre) (SO-P)\*

The Meyer property was last rezoned during the adoption of the 1994 King County Comprehensive Plan, from Urban Reserve (SO-P) to R-1 (SO-P). However, two P-suffix conditions that imposed development standards for properties within Master Planned Development Overlay Districts were inadvertently retained, leaving the property owner unable to develop the property consistent with the R-1 designation. The error was discovered during a subsequent pre-application meeting at DDES. This amendment would remove the P-suffix conditions currently attached to the R-1 zoning and allow the property to be developed consistent with the underlying zone.

\*A third P-suffix condition related to lake protection for the Lake Sammamish Drainage Basin (SR-15-1) would be retained.

# Meyer P-Suffix Removal Council Proposed Zoning

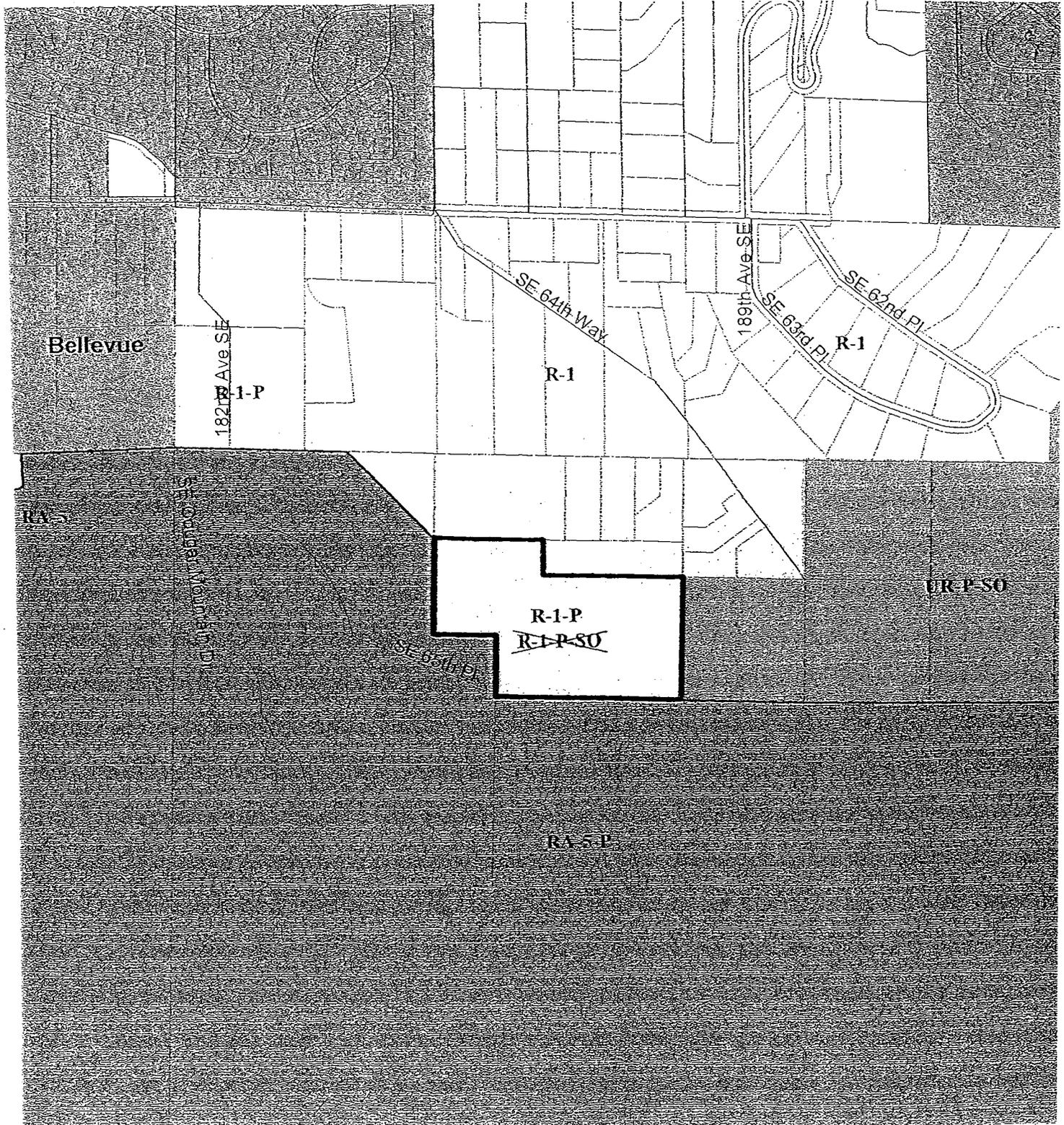
Metropolitan King County Council GIS 7/00

Proposal: Remove P-suffix conditions  
NC-P1 and SO-070.

This map is intended for planning purposes only and  
is not guaranteed to show accurate measurements.



0.1 0 0.1 0.2 Mile



## Map Amendment 18

### East Lake Sawyer

**Location:** East of Lake Sawyer near Black Diamond  
Land Use and Zoning Atlas Map Page 22  
Section 3, Township 21, Range 6

**Parcel Numbers:** 032106-9082 (9.31 acres)  
032106-9083 (9.31 acres)  
032106-9084 (9.31 acres)  
032106-9085 (9.31 acres)  
032106-9086 (9.31 acres)  
032106-9087 (9.31 acres)

**Current Zoning:** RA-10 (one dwelling unit per 10 acres)  
**Proposed Zoning:** RA-5 (one dwelling unit per 5 acres)

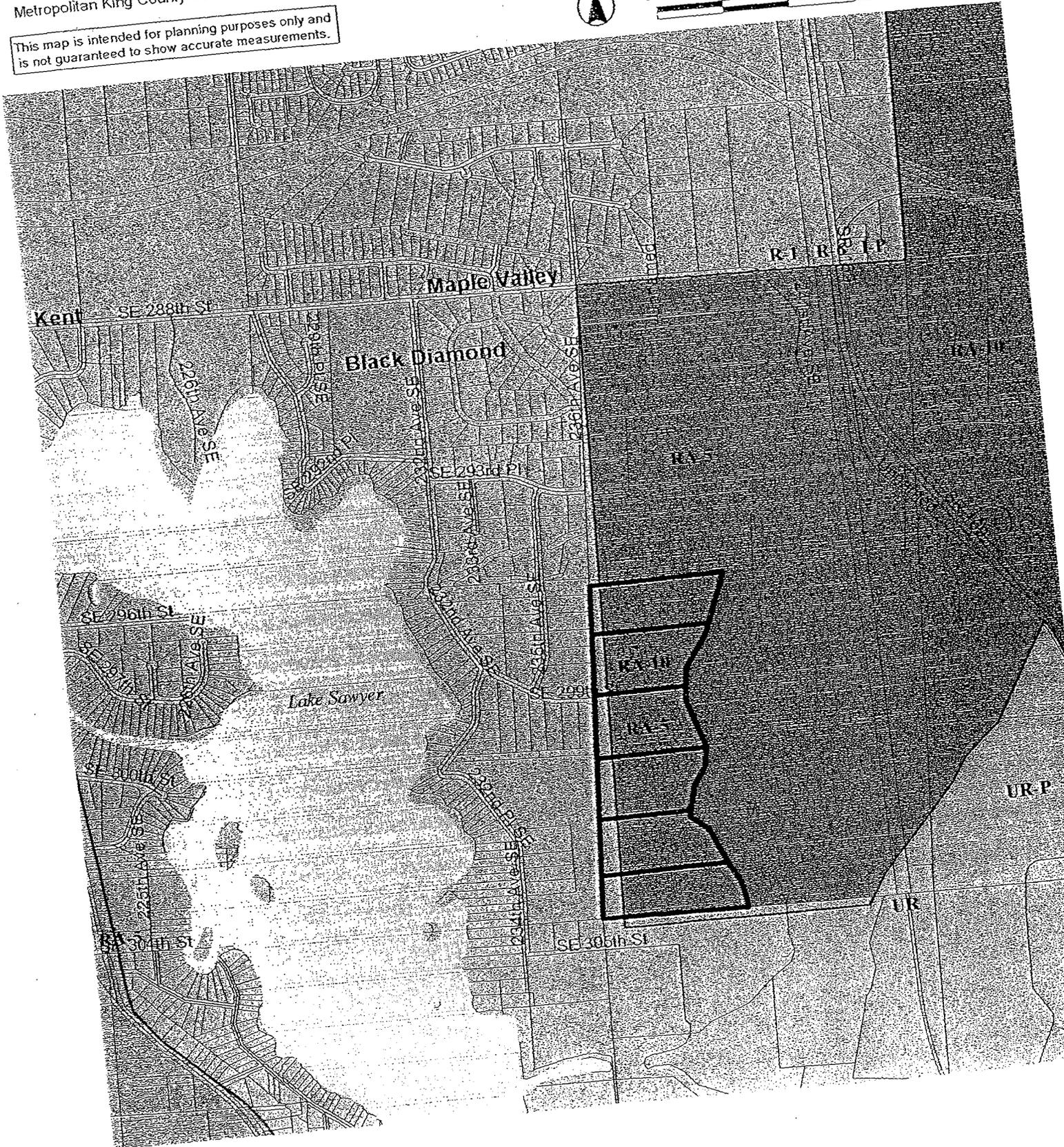
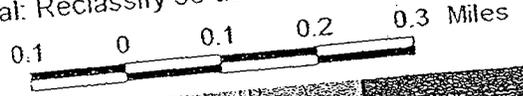
These parcels are located just east of Lake Sawyer near Black Diamond in South King County and comprise approximately 56 acres. The properties abut the Urban Growth Area to the south and to the west (City of Black Diamond). The property due north and the property adjacent to the subject properties were recently rezoned to RA-5 by the King County Council under ordinance 1999-0537 (Chateaux at Greenbrier). All of the lots on the subject property are smaller than 10 acres. The legal descriptions of these properties were established so that the eastern lot lines are 300 feet west of the thread of Ravensdale Creek. The western lines are approximately 1300 feet west of Ravensdale Creek. The property owner is requesting an RA-5 zone classification due to the location of the property, the proximity to higher density urban zoning and the absence of any sensitive areas.

# East Lake Sawyer Council Proposed Zoning

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 56 acres from RA-10 to RA



## Map Amendment 19

### SE 240<sup>th</sup> St. Commercial

Location: NE of the City of Kent  
Land Use and Zoning Atlas Map Page 15  
Section 16, Township 22, Range 5

Parcel Numbers: 162205-9113 ( 7.92 acres)

Current Land Use: Urban Residential High  
Current Zoning: R-18 (18 dwelling units per acre) (P-SO)

Proposed Land Use: Commercial Outside of Centers  
Proposed Zoning: Neighborhood Business (P-SO)

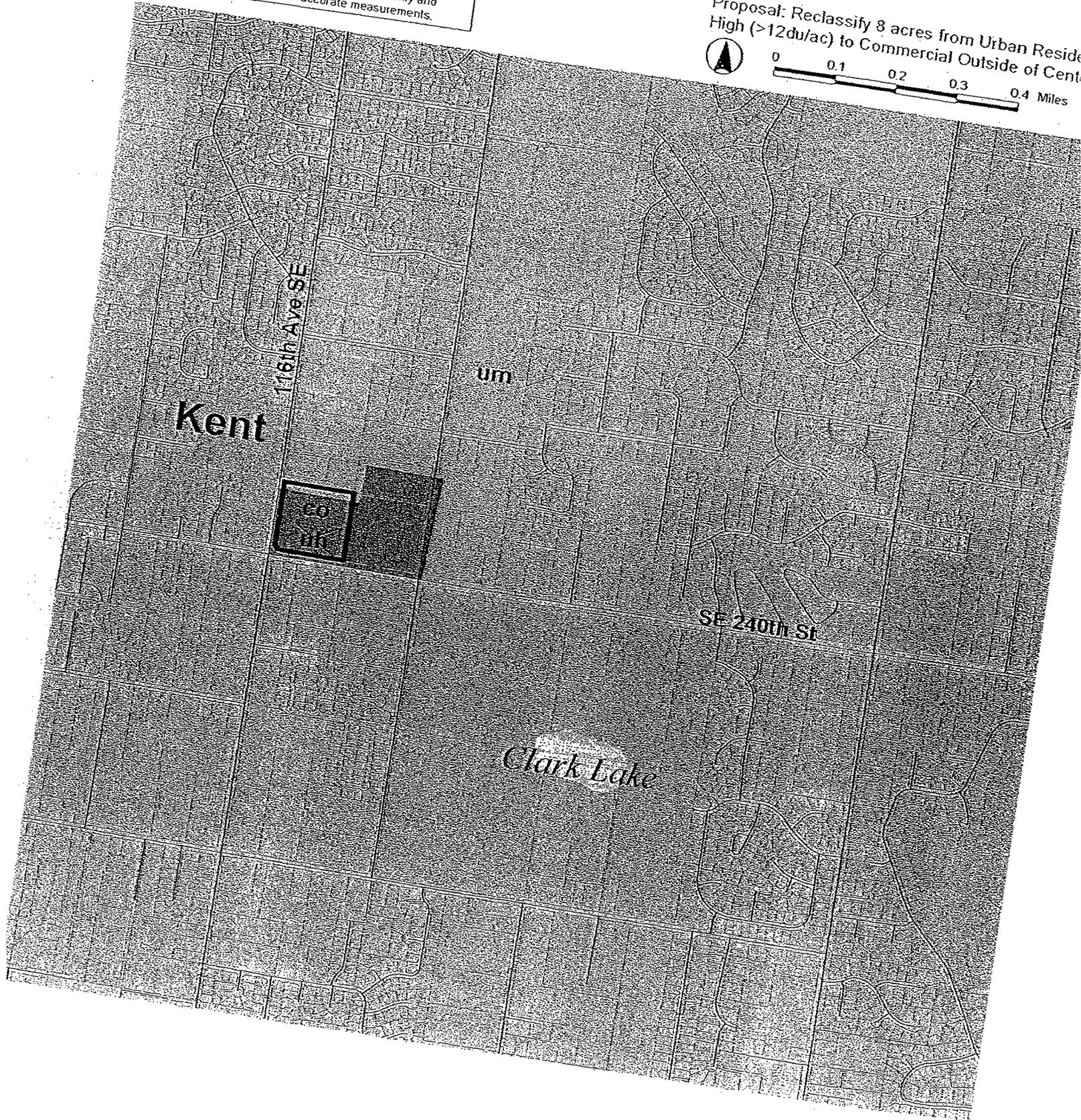
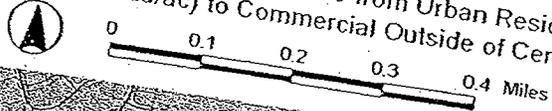
This property is located northeast of the City of Kent and is approximately 8 acres in size. The parcel is abutted on two sides by the City of Kent, on one side by R-18 zoned property and on one side by medium density residential zoning (R-6). The property owner is requesting a commercial zoning designation of neighborhood business.

# SE 240th St Commercial Council Proposed Land Use

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 8 acres from Urban Reside High (>12du/ac) to Commercial Outside of Cent



# SE 240th St Commercial Council Proposed Zoning

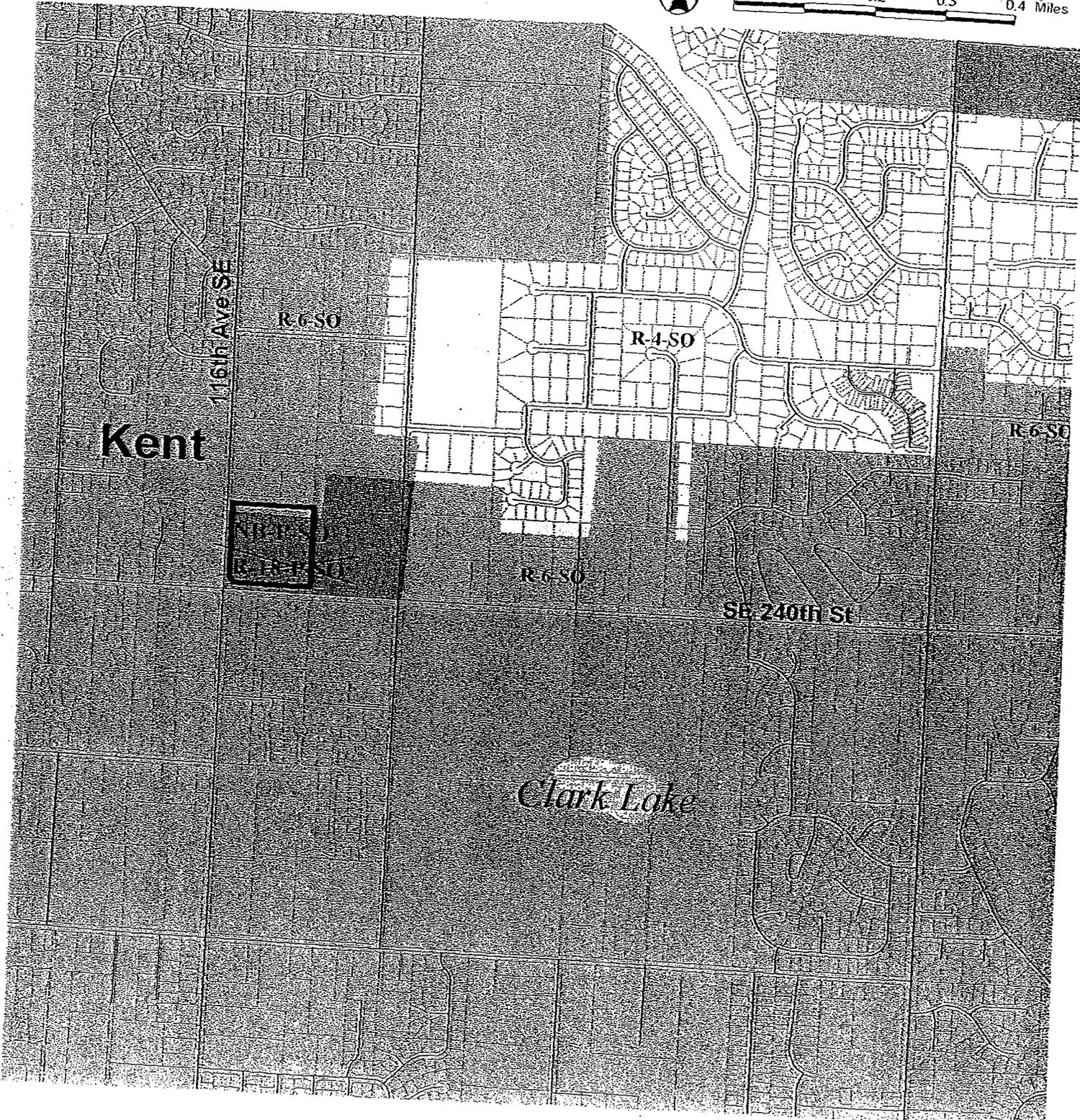
Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 8 acres from R-18-P-SO to NB-P-SO



0 0.1 0.2 0.3 0.4 Miles



## Map Amendment 20

### S. 288<sup>th</sup> St. Commercial

Location: S. 288<sup>th</sup> St. and Interstate 5  
Land Use and Zoning Atlas Map Page 10  
Sections 3 and 4, Township 21, Range 4

Parcel Numbers: 032104-9066 ( 1.82 acres)  
042104-9045 ( .92 acres)

Current Land Use: Urban Residential Medium  
Current Zoning: R-6 (6 dwelling units per acre)

Proposed Land Use: Commercial Outside of Centers  
Proposed Zoning: Neighborhood Business

These two properties are located just east of Federal Way in South King County and comprise approximately 3 acres. The westernmost boundary of the properties is immediately adjacent to Interstate 5. There is an existing church and a large apartment complex (Cashmere Manor) across the street to the north, and medium density residential zoning (R-6) to the south. A new church will be constructed on the R-8 zoned property immediately to the east. The property owner is requesting a commercial designation that would allow the construction and operation of a self-storage facility. The lowest intensity commercial land use designation that would allow this use is Commercial Outside of Centers, with a zoning classification of Neighborhood Business. The following P-suffix condition would be applied: "Use is limited to a self-storage facility."

# S. 288th St. Commercial Council Proposed Land Use

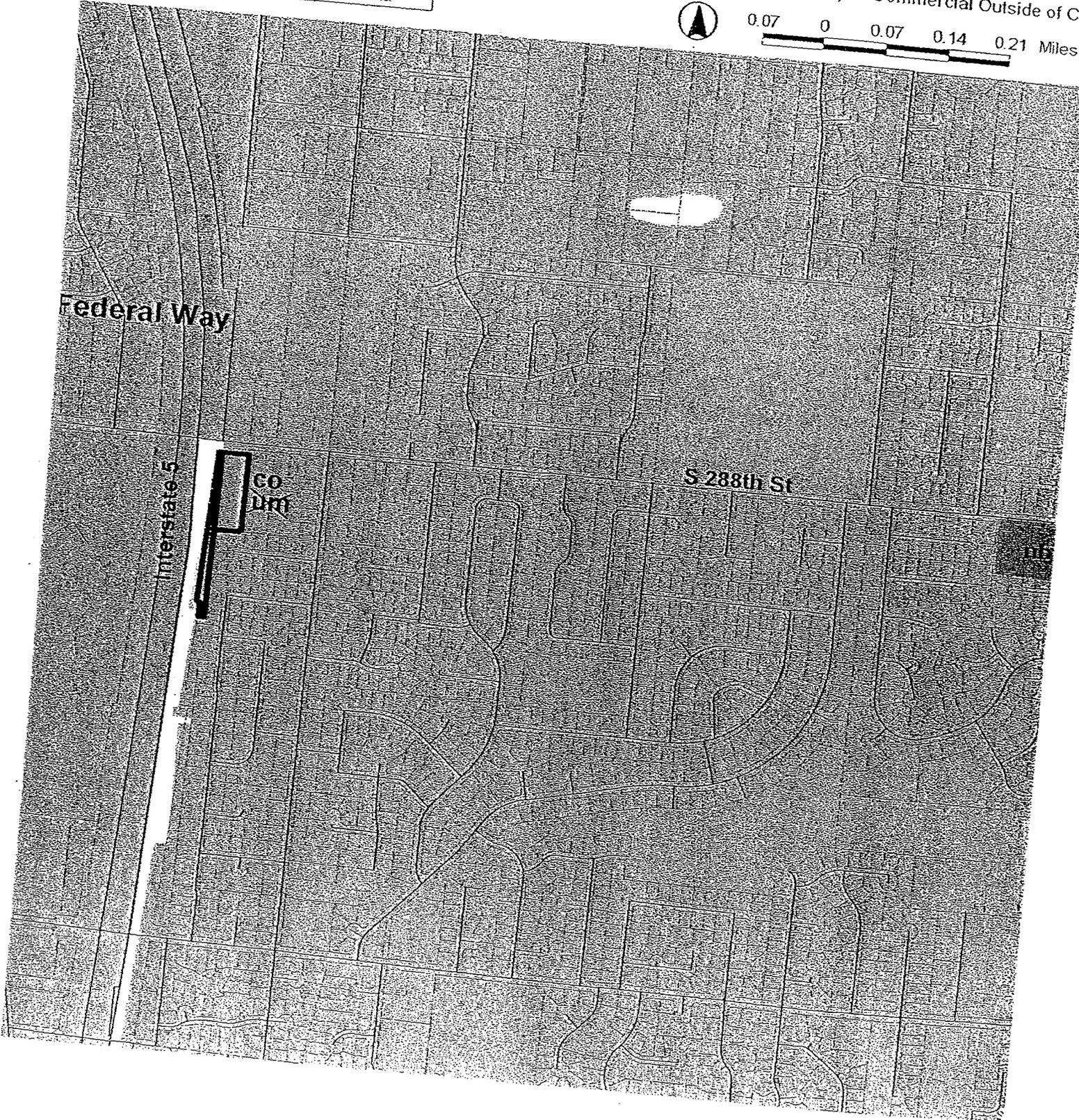
Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 3 acres from Urban Residential Medium (4-12du/ac) to Commercial Outside of C



0.07 0 0.07 0.14 0.21 Miles



# S. 288th St. Commercial Council Proposed Zoning

Proposal: Reclassify 3 acres from R-6 to  
Neighborhood Business (P)

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and  
is not guaranteed to show accurate measurements.



0.07 0 0.07 0.14 0.21 Miles



## Map Amendment 21

### Vashon (Groundwater Protection)

**Location:** Vashon and Maury Islands  
Land Use and Zoning Atlas Map Pages 3 and 4

**Parcel Numbers:** Available upon request

**Current Zoning:** RA-2.5 or RA-5 (one dwelling unit per 5 acres)

**Proposed Zoning:** RA-10 (one dwelling unit per 10 acres)

This amendment would rezone 3148 acres on Vashon and Maury Islands from RA-2.5 or RA-5 to RA-10. The amendment would only apply to areas where the predominant lot size is 10 acres and where the properties are identified on the Areas Highly Susceptible to Groundwater Contamination map. The amendment is proposed in the interest of groundwater protection.

## Map Amendment 22

### Vashon (Wesleyan Church)

Location: Wesleyan Way  
Land Use and Zoning Atlas Map Page 4  
Section 25, Township 22, Range 2

Parcel Numbers: 252202-9013  
252202-9014  
252202-9045

Current Zoning: RA-10 (one dwelling unit per 10 acres) (SO)  
Proposed Zoning: RA-5 (one dwelling unit per 5 acres) (SO)

The Wesleyan Community Church is seeking a rezone to apply consistent zoning across its three parcels. Currently, portions of the properties are zoned RA-5-SO and RA-10-SO. The rezone would designate all three parcels RA-5-SO.

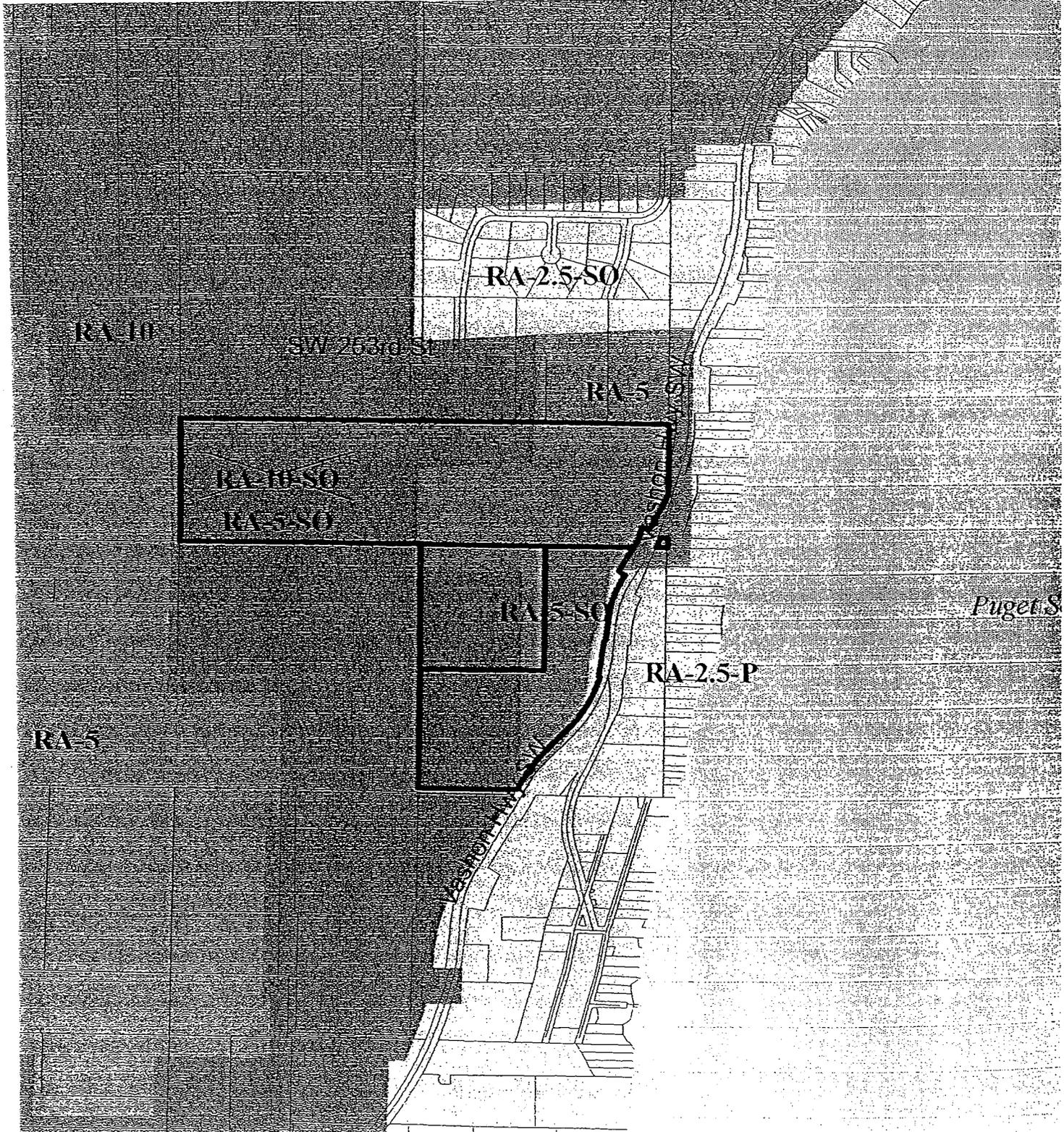
The Wesleyan Community Church owns three parcels of property on Vashon Island. In 1978, King County granted a conditional use permit to the Church, which applied to 57.94 acres. Under the conditional use permit, up to 26 single-family residences may be constructed, in addition to other, church-related facilities on the affected 57.94 acres. The Church, however, has only built 14 single-family residences, the Church itself, a maintenance building and other related community amenities such as a water tank and retention ponds. The remaining 10 acres are undeveloped. The Church does not wish to build any additional residences. Instead, it would like to divide the property into 14 individual lots with the Church itself and related community amenities located on commonly owned tracts. In exchange for the ability to segregate the property into individually owned, private lots, the Church will relinquish its development rights for the additional 12 dwelling units as allowed under the conditional use permit.

# Vashon / Wesleyan Church Council Proposed Zoning

Metropolitan King County Council GIS 7/18/00

Proposal: Reclassify 57.94 acres from RA-10-  
to RA-5-SO

This map is intended for planning purposes only and  
is not guaranteed to show accurate measurements.



## **Additional Land Use and Zoning Amendments**

The following map amendments may be considered by the Metropolitan King County Council in conjunction with adoption of Proposed Substitute Ordinance 2000-0186  
October 13, 2000

### **Index**

23. South I-90 A
24. South I-90 B
25. Lake Sawyer UGA
26. Lower Green River Agricultural Production District UGA

## Map Amendment 23

### South I-90 A

**Location:** South of I-90 between Snoqualmie and North Bend  
Land Use and Zoning Atlas Map Page 32  
Section 8, Township 23, Range 8

**Parcel Numbers:** 0823089046 (20 acres)  
0823089047 (20 acres)  
0823089006 (35.95 acres)  
0823089030 (4.46 acres).

**Current Zoning:** RA-10 (one dwelling unit per 10 acres)  
**Proposed Zoning:** RA-5 (one dwelling unit per 5 acres)

These four parcels are located just south of I-90 between Snoqualmie and North Bend, and comprise approximately 80 acres. Surrounding land uses include Forest Production District to the west and south, urban reserve zoning to the northwest, RA-10-zoned parcels less than 10 acres in size to the north and east, and several 20-acre (RA-10 zoned) parcels and a rural subdivision with five acre lots to the southeast.

Utilities, including: power, telephone, water, and some fiberoptic cable have been extended to within 1,300 feet of the northwest corner of the lot on two nearby Weyerhaeuser parcels. The elevation of the lots provide an opportunity for development of a water tower for the serving fire district, the property for which would be donated to the fire district. State forestland to the south would be provided road access and water service for fire-fighting purposes.

There is an easement for road access to the properties off of 415th Way SE. The topography of the land makes these parcels accessible by road and therefore any development would be able to be served from a transportation standpoint. According to the King County Geographic Information System, there are no sensitive areas documented on the properties.



## Map Amendment 24

### South I-90 B

**Location:** South of I-90 between Snoqualmie and North Bend  
Land Use and Zoning Atlas Map Page 32  
Section 17, Township 23, Range 8

**Parcel Numbers:** 172308-9003 (portion – 50 acres)

**Current Land Use:** Forestry

**Current Zoning:** Forestry

**Proposed Land Use:** Rural Residential

**Proposed Zoning:** RA-5 (one dwelling unit per 5 acres)

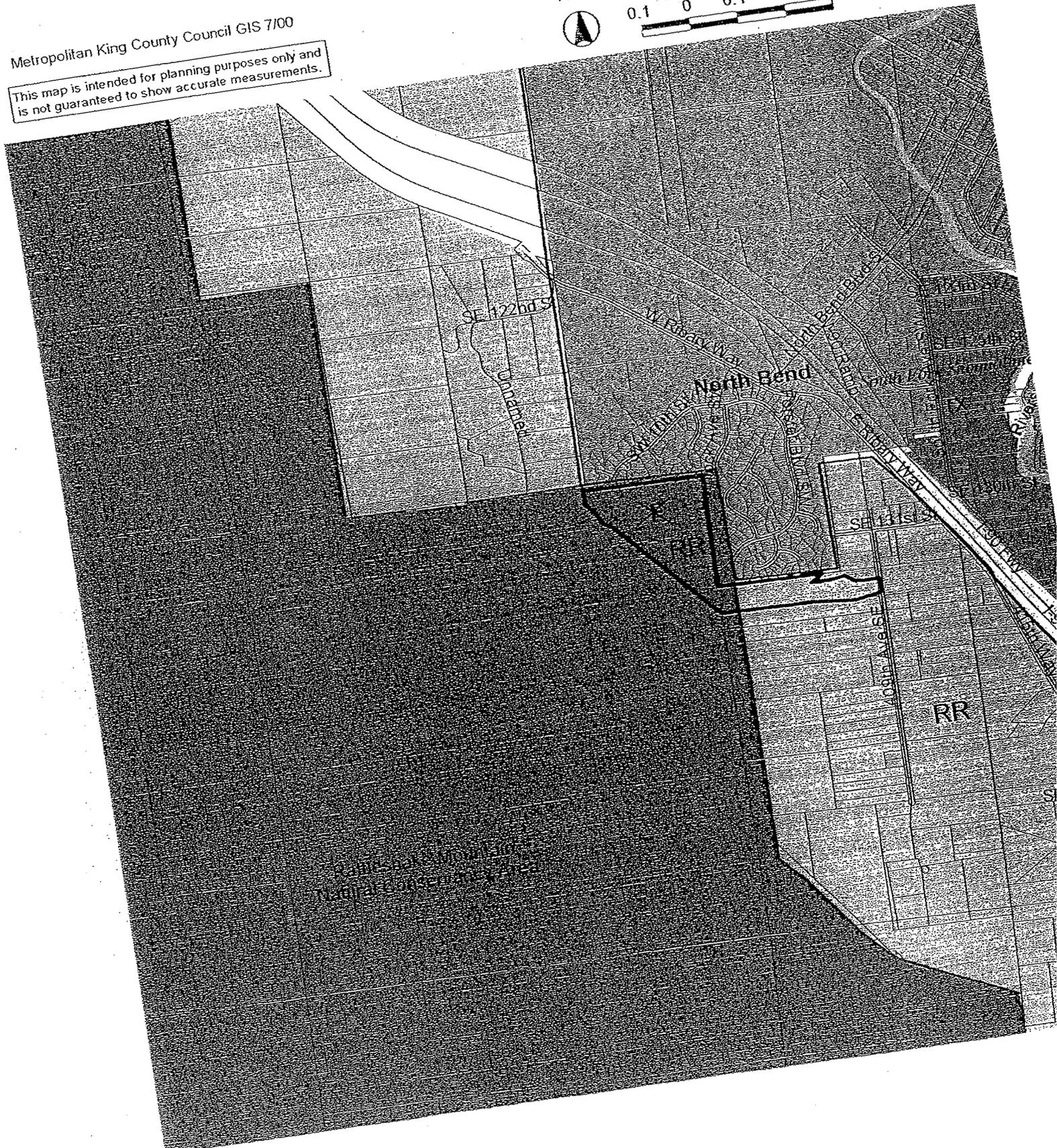
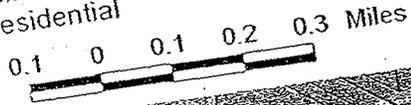
This property is located southwest of the City of North Bend and northeast of the Rattlesnake Mountain Natural Conservancy Area (NCA). The adjoining land uses are urban (City of North Bend) to the north and east and low density Forest land to the south and west. The property owner would like to develop low-density large lot estates on the 50 acre site, and could provide public access to the Rattlesnake Mountain NCA from the property, which the County has been trying to acquire for many years.

# South I-90 (B) Council-Proposed Land Use

Proposal: Redesignate 50 acres from Forest to Rural Residential

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

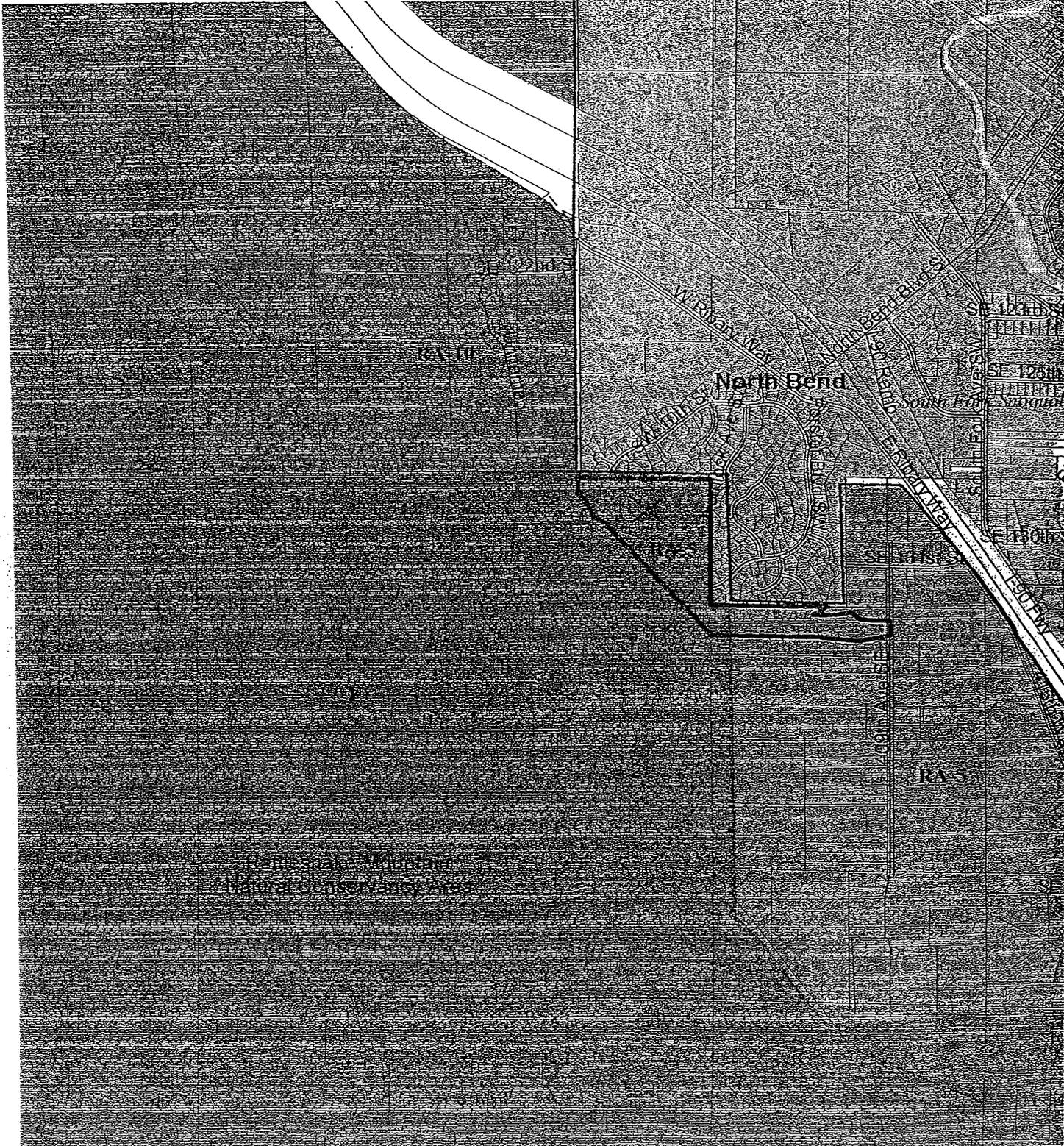


# South I-90 (B) Council-Proposed Zoning

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Redesignate 50 acres from Forest to



## Map Amendment 25

### Lake Sawyer UGA

Location: 216<sup>th</sup> Ave SE and Covington Sawyer Road  
Land Use Atlas page 22  
Section 4, Township 21, Range 6

Parcel Number: 042106-9055 (portion)

Current Land Use: Rural Residential  
Current Zoning: RA-5 (one dwelling unit per 5 acres)  
Current UGA: Rural (portion)

Proposed Land Use: Urban Residential Medium  
Proposed Zoning: R-4 (four dwelling units per acre)  
Proposed UGA: Urban (entire parcel)

This parcel is located just west of Lake Sawyer near Black Diamond in south King County. The parcel is bisected by the Urban Growth Area boundary line, with 10 acres of the parcel in the Urban area, and 14 acres in the Rural Area. Bonneville power lines also bisect the parcel. The property owner has requested that the entire parcel be included within the Urban Growth Area, and that consistent zoning (R-4) be applied on property, which is surrounded on three sides by existing subdivisions (two in the Urban Area, one in the Rural Area).

# Lake Sawyer UGA Proposed Land Use

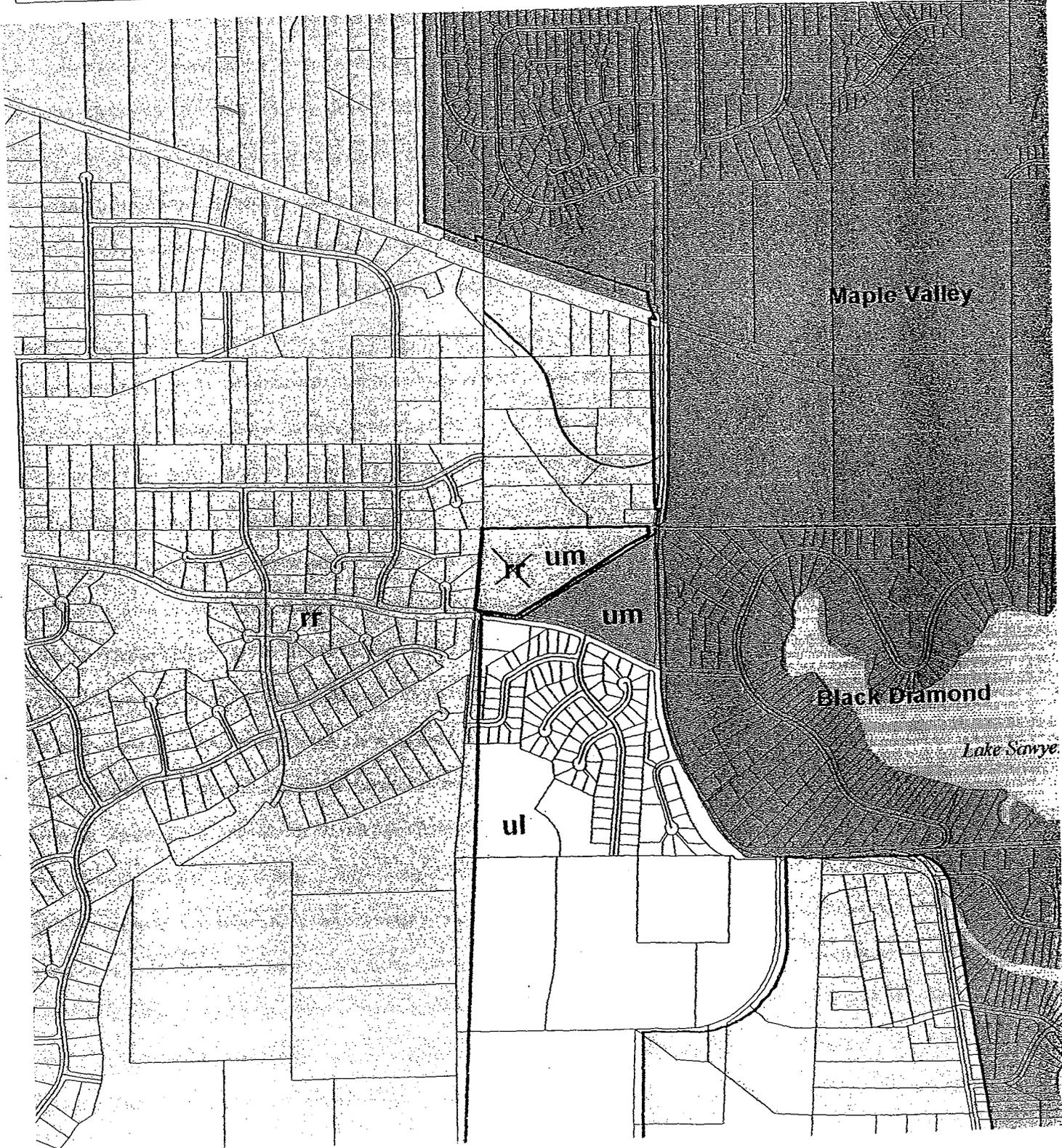
Metropolitan King County Council GIS 6/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 14 acres from Rural Resi to Urban Residential Medium



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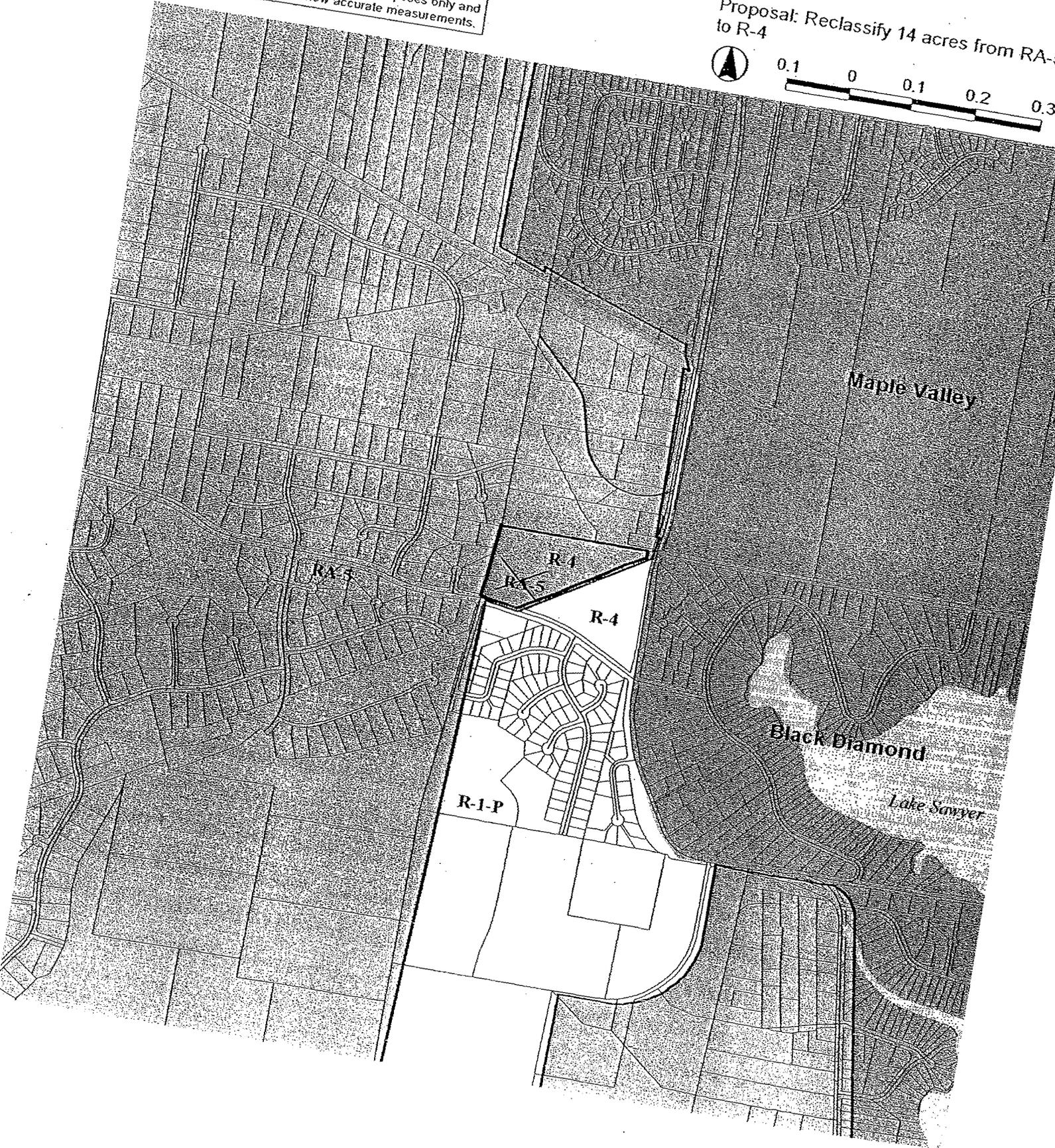
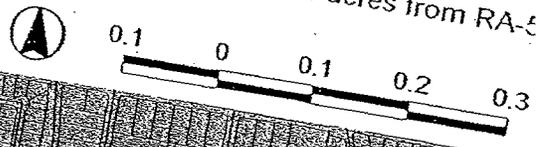


# Lake Sawyer UGA Proposed Zoning

Metropolitan King County Council GIS 6/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 14 acres from RA-5 to R-4



## Map Amendment 26

### Lower Green River Valley Agricultural Production District UGA

**Location:** North of S 288<sup>th</sup> St. along SR 167  
Zoning Atlas Map 9  
Sections 23, 25, 26, 35 and 36, Township 22, Range 4  
Sections 30 and 31, Township 22, Range 5

**Parcel Numbers:** Available upon request

**Current Land Use:** Agriculture

**Current Zoning:** A-10 (Agriculture, one dwelling unit per 10 acres)

**Proposed Land Use:** Agriculture

**Proposed Zoning:** A-10 (Agriculture, one dwelling unit per 10 acres)

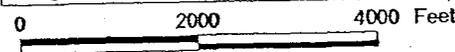
This amendment would make a technical adjustment to the Urban Growth Area Boundary by excluding the Lower Green River Valley Agricultural Production District (APD) from the Urban Area. This would clarify that no part of the area may be annexed to adjacent cities, and that the status of this APD is resource land. This amendment does not change the land use or zoning designation of these properties.

# Lower Green River Agricultural Production District UGA

March 2000

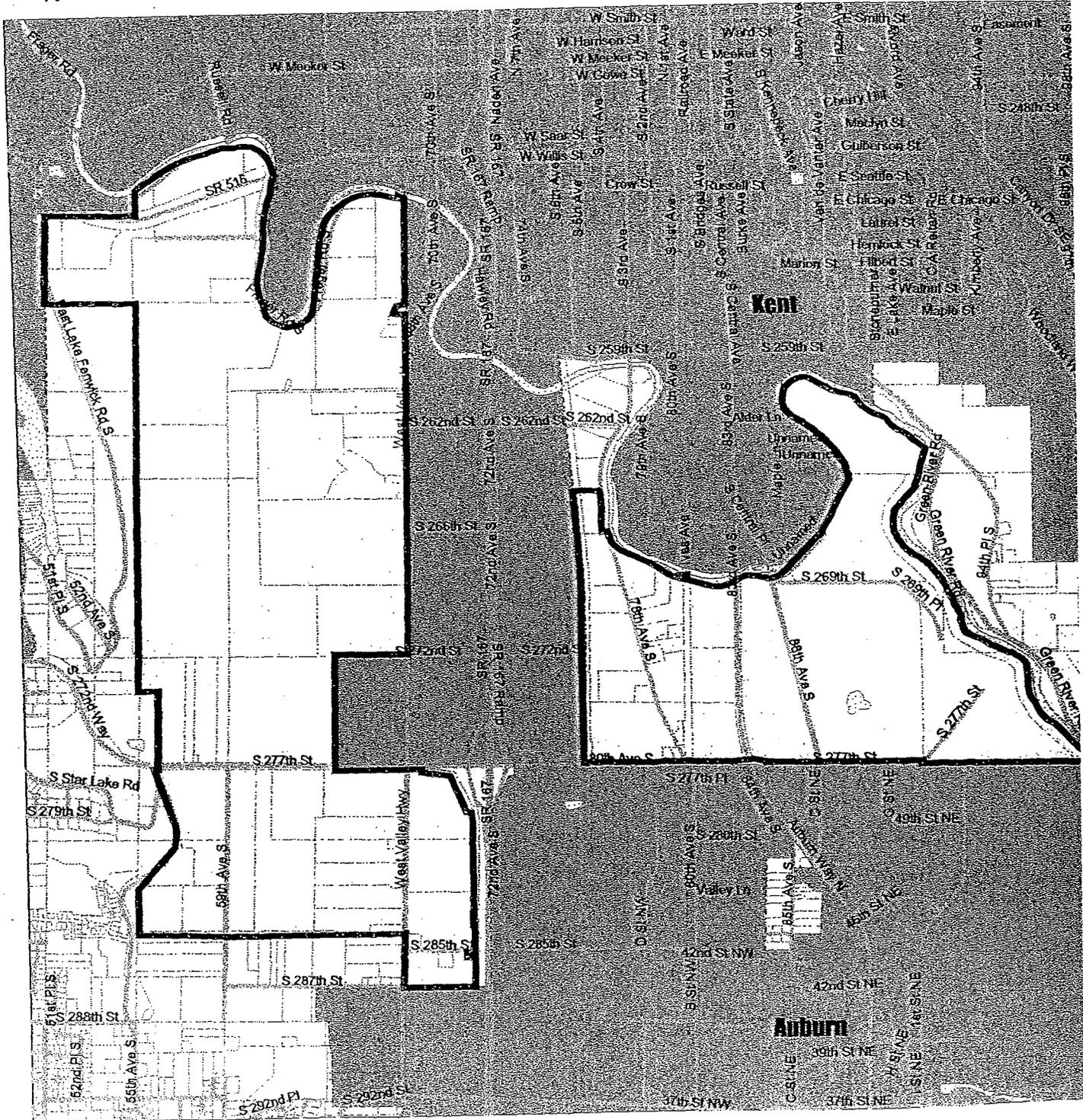
**King County**  
 Department of Development and Environmental Services  
 Geographic Information Systems

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



October 9, 2000 File: s:\mch\proj\apd\apd\plan\2000\lrga\lrga\_topo.apr

-  2000 UGA Boundary
-  APD Boundary
-  Incorporated Areas







## Metropolitan King County Council

### Staff Report

Agenda Item No.: **4C**

Name: Mountsier / Bautista / Smith

Proposed Ordinance: 2000-0186: Attachment C

Date: February 5, 2001

Attending: Stephanie Warden, Director, Office of Regional Policy & Planning (ORPP)  
Karen Wolf, 2000 KCCP Project Manager, ORPP  
Lori Grant, Senior Policy Analyst, ORPP

**SUBJECT:** Background paper and listing of pending amendments to Attachment C sponsored by members.

Consent Amendment	Description	Sponsor
NA		
Non-Consent Amendment	Description	Sponsor
1 Blakely Ridge	Restores the urban land use designations and zoning for Blakely Ridge, <b>including</b> the area known as the "Panhandle".	Sullivan
2 Blakely Ridge	Restores the urban land use designations and zoning for Blakely Ridge, <b>excluding</b> the area known as the "Panhandle".	Miller
3 Kahn	Revises the land use designation and zoning of a portion of the "Kahn" property from Rural Residential to Urban Residential - Medium. The zoning classification will be revised from RA-5 to R-4.	Sullivan, Miller

<p>4</p> <p>South I-90A</p>	<p>Revises the zoning of the "Yerkes" property from RA-10 to RA-5.</p> <p>Also attaches the following as site-specific development (P-suffix) conditions:</p> <ol style="list-style-type: none"> <li>1) All residential lots shall be clustered on an approximately 30 acre portion of the property;</li> <li>2) The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.</li> </ol>	<p>Vance</p>
<p>5</p> <p>South I-90B</p>	<p>Revises the land use designation and zoning of the "Zemp" property from Forestry to Rural Residential and from Forestry to RA-10, respectively.</p> <p>Also attaches the following as site-specific development (P-suffix) conditions:</p> <ol style="list-style-type: none"> <li>1. All residential lots shall be clustered on the lower (approximately 50 acre) portion of the property adjacent to the Forster Woods development;</li> <li>2. A twenty-five foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development; and</li> <li>3. The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.</li> </ol>	<p>Pullen</p>
<p>6</p> <p>Lower Green River Valley APD</p>	<p>Adjustment to the Urban Growth Area Boundary that excludes the Lower Green River Valley Agricultural Production District (APD) from the Urban Area.</p> <p>Clarifies that no part of the area may be annexed to adjacent cities, and that the status of this APD is resource land.</p> <p>Amendment does not change the land use designation or zoning classification.</p>	<p>Sullivan</p>

**URBANIZATION OF THE BEAR CREEK ISLAND AREA  
MARCH 1996 THROUGH NOVEMBER 2000**

In January 1997 King County adopted the following ordinances authorizing the development of Northridge (now known as the Redmond Ridge UPD/FCC):

- Ordinance #12598, approving the Northridge Urban Planned Development (UPD) permit **(Tab #1)**;
- Ordinance #12617 approving the Northridge Fully Contained Community (FCC) permit **(Tab #2)**; and
- Ordinance #12599 approving the preliminary plat of Northridge North **(Tab #3)**.

These ordinances were challenged by two citizens groups, Friends of the Law (FOTL) and the Coalition for Public Trust (CPT) in a series of lawsuits. Their lawsuits were dismissed in 1998 by the U. S. District Court for the Western District of Washington **(Tab #4)** and the King County Superior Court **(Tab #5)**. The FOTL/CPT appeals of those adverse decisions were likewise dismissed in 1999 **(Tabs #6 and #7)**.

The county code governing UPD permits requires that the applicant and the county enter into development agreements as authorized by RCW ch. 36.70B to govern future development of the property for the term of the development agreement. King County entered into a development agreement for Redmond Ridge on February 14, 1997 **(Tab #8)**. The validity of that agreement is not subject to further legal challenge.

The Redmond Ridge development agreement will not expire until at least 2014. The agreement provides for extensions for another five years.

In October 1999 the Washington Supreme Court issued its decision on the challenge brought by FOTL and CPT to the county's approval of the Blakely Ridge UPD. (The county had approved that project by adopting Ordinance #12090 in December 1995 and entered into a development agreement for the project on January 8, 1996 **(Tab #9)**). The court dismissed all challenges to the validity of that permit. The validity of that permit and of the Blakely Ridge development agreement is not subject to further challenge.

The Blakely Ridge development agreement will not expire until October 2004. If a final plat is approved before that time, the development agreement will not expire until 10 years after the first final plat is approved. The agreement provides for extensions of another five years.

Beginning in April 1998 and continuing to the present, Quadrant has been constructing the massive on-site and off-site improvements authorized by the Redmond Ridge UPD/FCC permits and required to obtain final plat approval **(Tab #10)**. Among the construction activities undertaken and completed by Quadrant are the following:

- Clearing and grading of more than half of the Redmond Ridge property, including the logging and grading of major roads, utility corridors, utility sites, and construction staging areas.

Since recording of the various Redmond Ridge final plats, King County has issued building permits authorizing the construction of approximately 500 dwelling units of single-family and multi-family housing at Redmond Ridge. Some 30 dwelling units have already been completed, and 450 additional dwelling units are now under construction (Tab #15). Approximately 75 homes have been purchased, and 25 of those are now occupied.

2000-0186  
Attachment C

Non-Consent  
Amendments

**Amendments to Attachment C  
to Proposed Substitute Ordinance 2000-0186, version 2**

**Land Use and Zoning Map Amendments (2/5/01)**

**Index**

1. Blakely Ridge A (including Panhandle)
2. Blakely Ridge B (excluding Panhandle)
3. Lake Sawyer UGA (Kahn)
4. South I-90 A (Yerkes)
5. South I-90 B (Zemp)
6. Lower Green River APD / UGA

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 1

Ms. Sullivan moved Non Consent  
Amendment 1. The motion PASSED 11 to 2,  
Ms. Miller and Ms. Fimia voting "no".

1

2/5/01

lcs

Sponsor:

Cynthia Sullivan *[Signature]*

Proposed No.:

2000-0186.2

**AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE**

**ORDINANCE 2000-0186, VERSION 2**

Amend the King County Comprehensive Plan land use and zoning maps, and the Urban  
Growth Area Boundary, as follows:

1

2

Change the land use designation of the area shown on the attached map,

3

commonly known as Blakely Ridge (including the area known as the Panhandle),

4

from Rural Residential to Urban Planned Development. Additionally, change the

5

zoning classification of that same area from RA-5-P-SO to UR-5-P-SO, and

6

reapply special district overlay SO-070 (Urban Planned Development Purpose

7

and Designation).

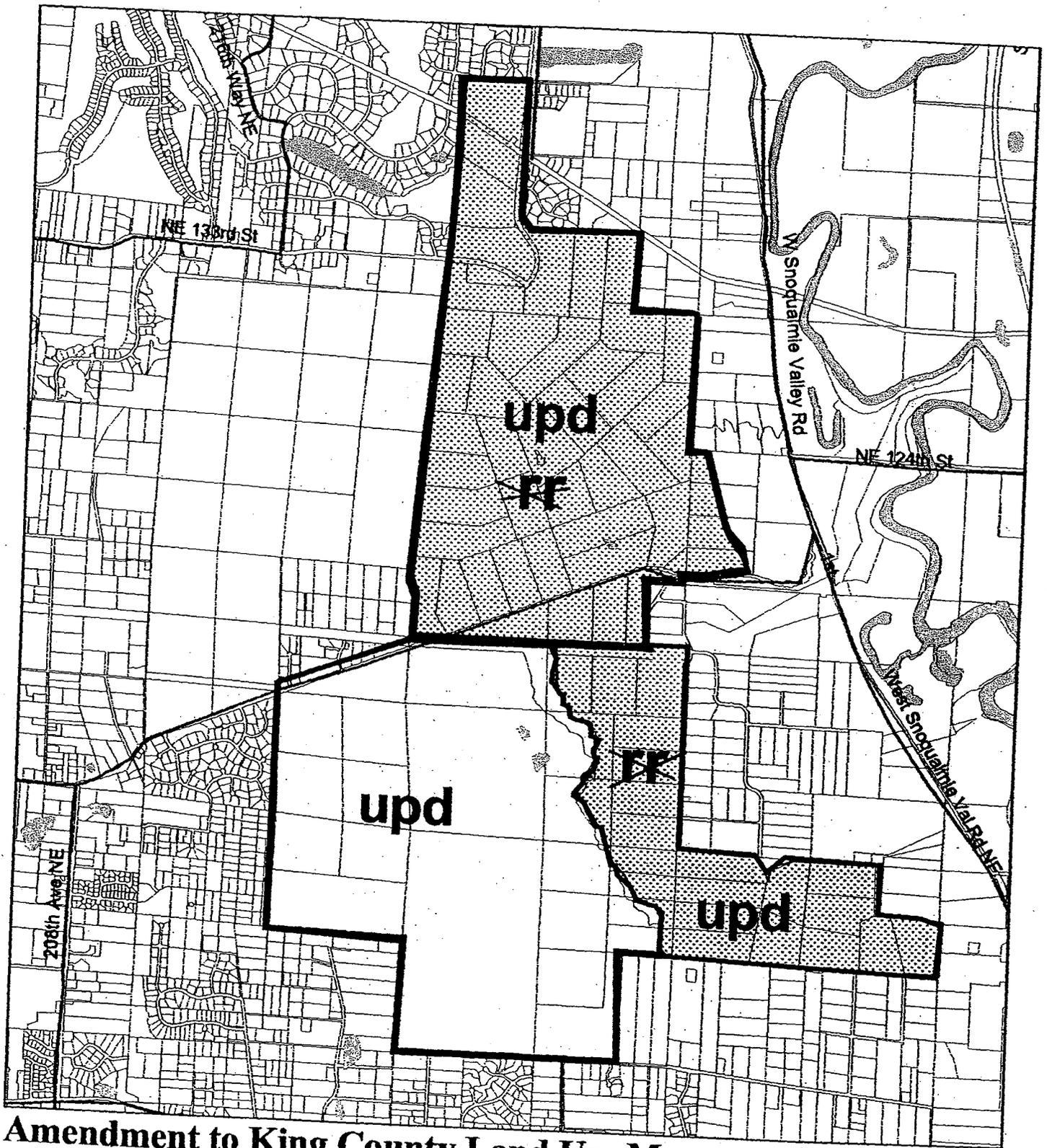
8

9

**Effect:** Restores the Urban land use and zoning designations for Blakely Ridge,

10

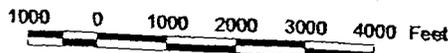
including the area known as the Panhandle.



# Amendment to King County Land Use Map

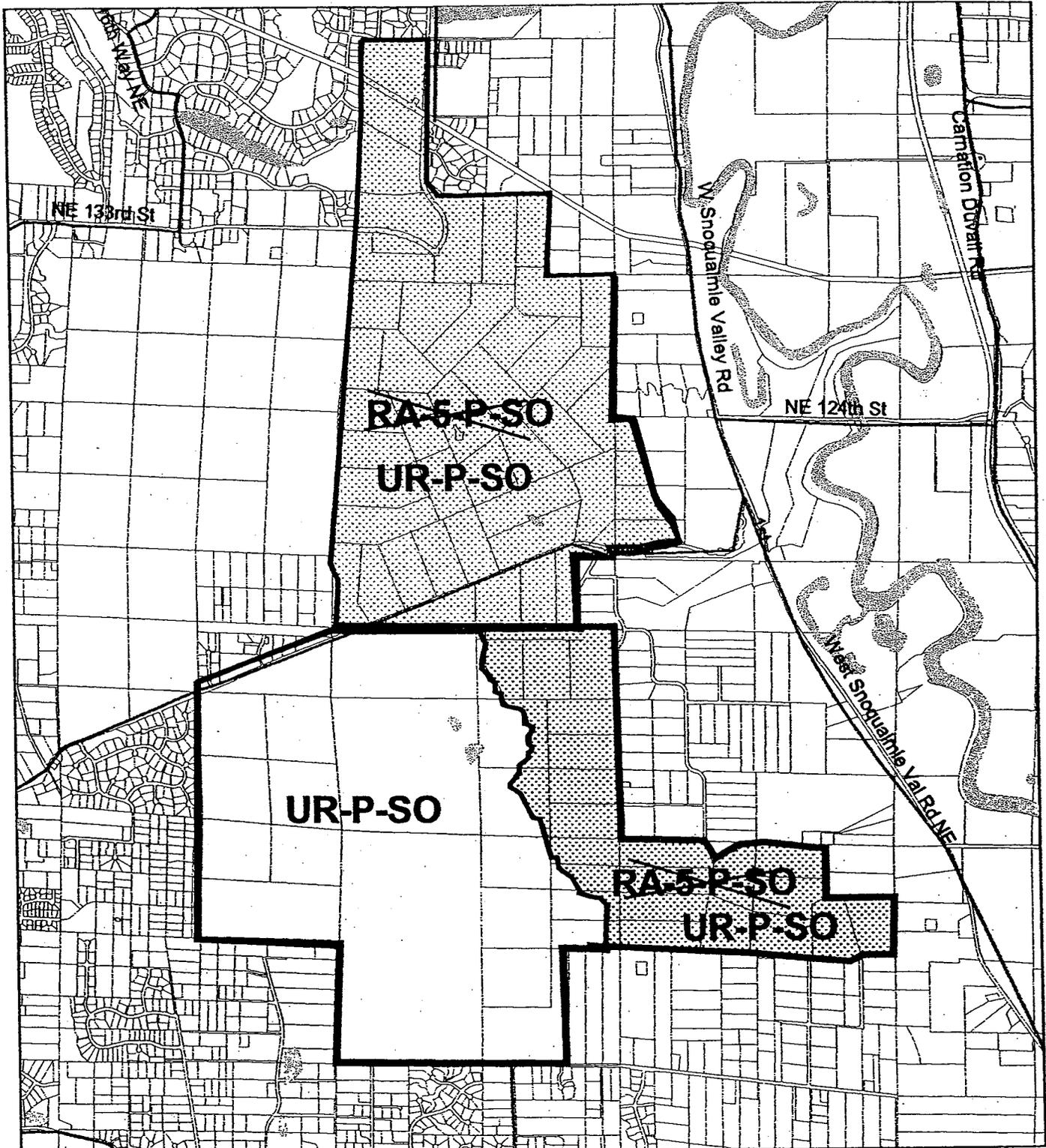
upd = Urban Plan Development  
 rr = Rural Residential

-  Main Roads
-  Parcels
-  Lakes and Rivers



 King County  
 DEES  
 NOTICE NOTICE NOTICE NOTICE

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# Amendment to King County Zoning

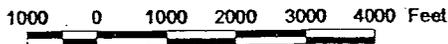
**UR-P-SO** = Urban Reserve, with P-Suffixes and Special Overlays

**RA-5-P-SO** = Rural Area, 1 Dwelling Unit per 5 acres, with P-Suffixes and Special Overlays

 Main Roads

 Parcels

 Lakes and Rivers



 King County  
**DOES** Division of Development and Planning and Information Systems  
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 GIS File: m:\ausan\upd\_xout.apr January, 2001

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 2

Ms. Miller moved Non Consent Amendment 2.  
The motion FAILED 2 to 11, Ms. Miller and  
Ms. Fimia voting "yes".

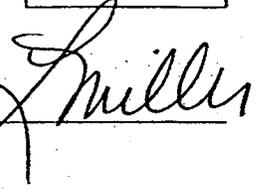
2

2/5/01

lcs

Sponsor:

Louise Miller



Proposed No.:

2000-0186.2

**AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE**

**ORDINANCE 2000-0186, VERSION 2**

Amend the King County Comprehensive Plan land use and zoning maps, and the Urban  
Growth Area Boundary, as follows:

1

2

Change the land use designation of the area shown on the attached map,

3

commonly known as Blakely Ridge (excluding the area known as the Panhandle),

4

from Rural Residential to Urban Planned Development. Additionally, change the

5

zoning classification of that same area from RA-5-P-SO to UR-5-P-SO, and

6

reapply special district overlay SO-070 (Urban Planned Development Purpose

7

and Designation).

8

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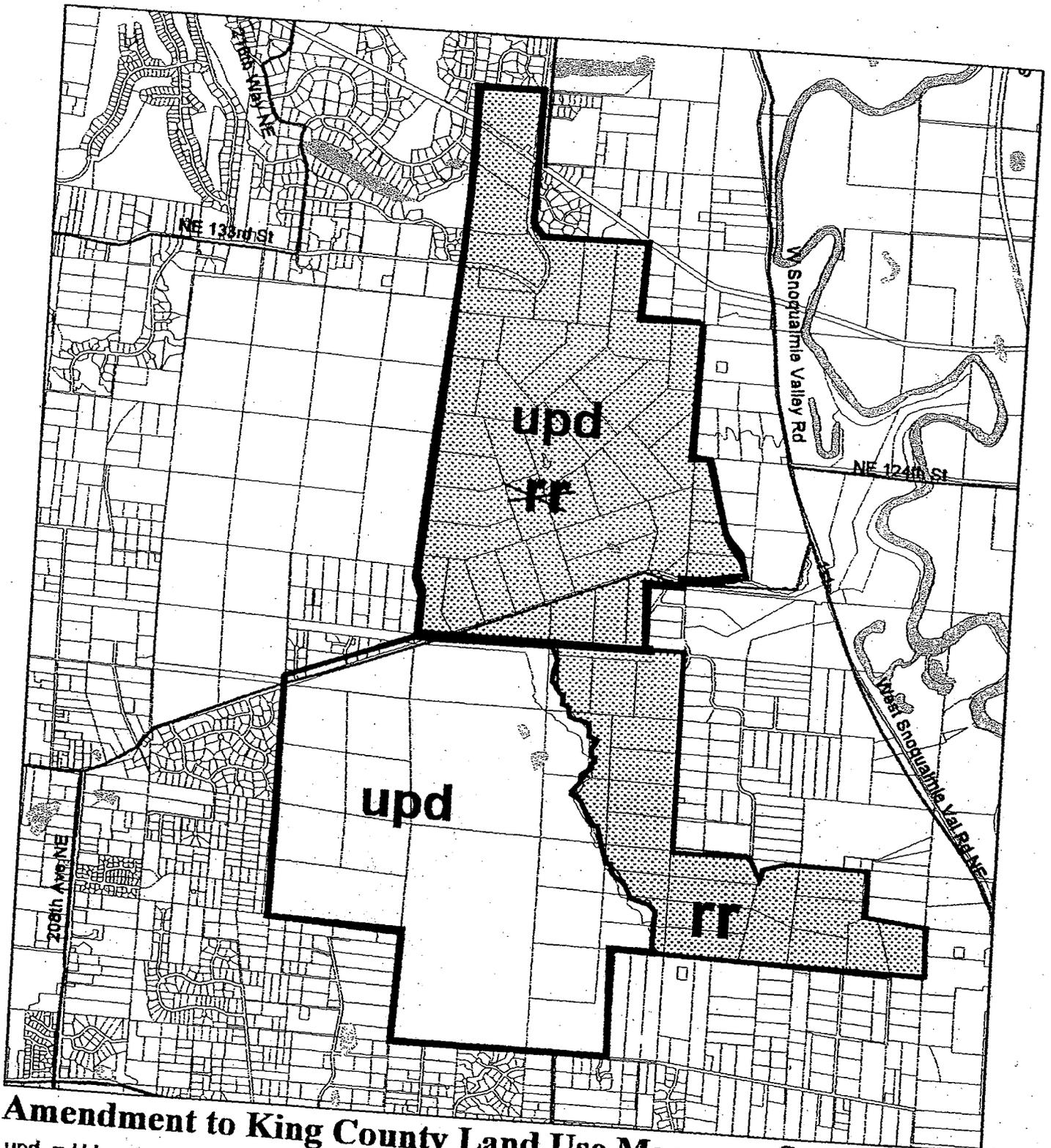
10

11

**Effect:** Restores the Urban land use and zoning designations for Blakely Ridge,

12

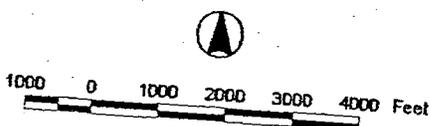
excluding the area known as the Panhandle.



# Amendment to King County Land Use Map

upd = Urban Plan Development  
 rr = Rural Residential

- Main Roads
- Parcels
- Lakes and Rivers

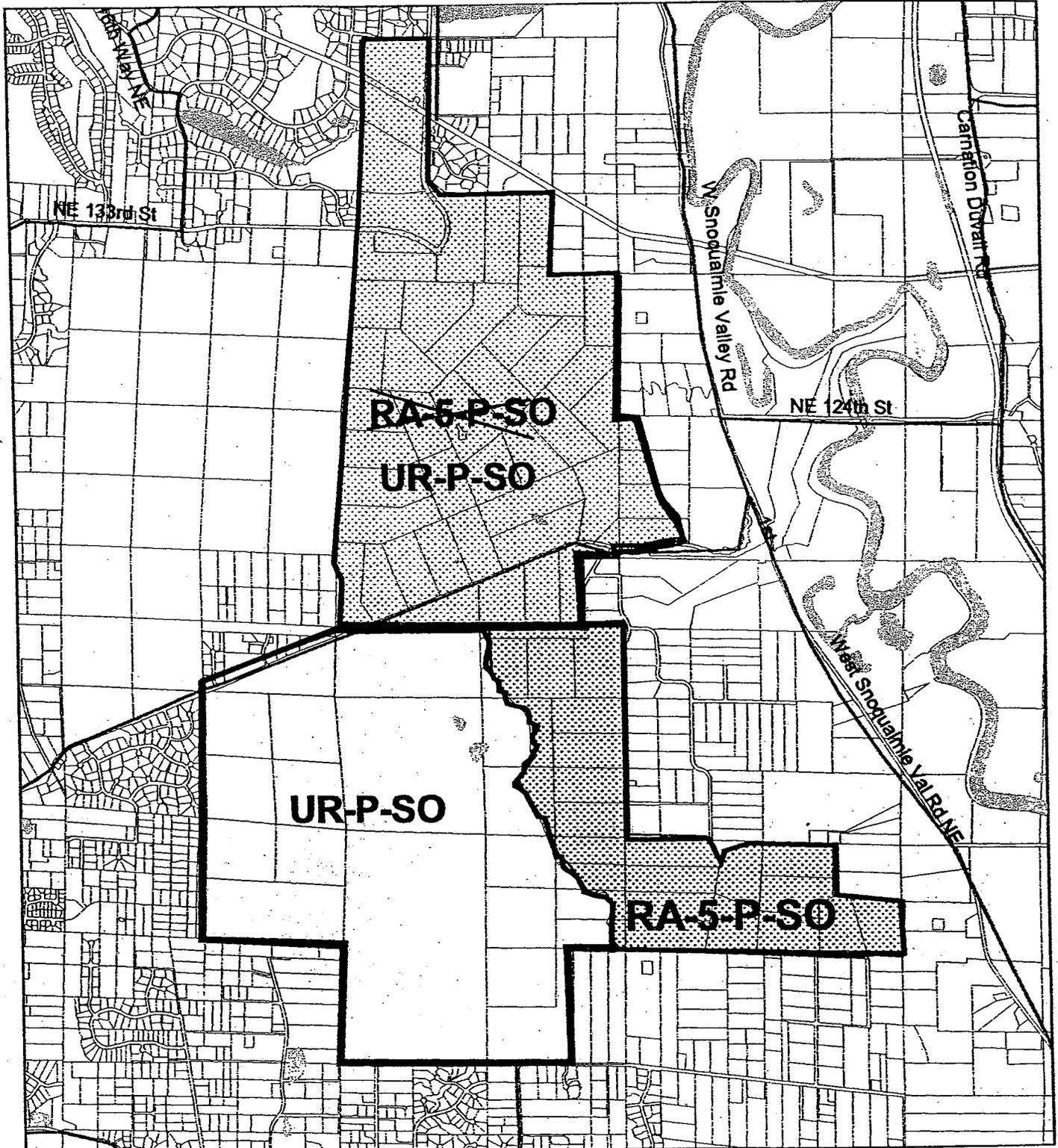


**King County**  
**DOES**  
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ONE File: m:\kukan\lupd\_kcm1.sbr January, 2001

6



# Amendment to King County Zoning

**UR-P-SO** = Urban Reserve, with P-Suffixes and Special Overlays

**RA-5-P-SO** = Rural Area, 1 Dwelling Unit per 5 acres, with P-Suffixes and Special Overlays

-  Main Roads
-  Parcels
-  Lakes and Rivers



1000 0 1000 2000 3000 4000 Feet

**King County**  
**DOES**  
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 GIS File: m:\suan\lup\_you1.apr January, 2001

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 3

Ms. Sullivan moved Non Consent Amendment  
3. The motion PASSED 11 to 2, Mr. Gossett  
and Ms. Fimia voting "no".

3

2/5/01

lcs

Sponsor:

Sullivan, Miller

Proposed No.:

2000-0186.2

**AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE**

**ORDINANCE 2000-0186, VERSION 2**

Amend the King County Comprehensive Plan land use and zoning maps, and the Urban  
Growth Area Boundary, as follows:

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2

Change the land use designation of a portion of parcel number 042106-9055

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(shown on the attached map) from Rural Residential to Urban Residential

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Medium. Additionally, change the zoning classification of that same portion from

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RA-5 to R-4.

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**Effect:** Changes the land use and zoning of a parcel that is currently bisected by  
the Urban Growth Area Boundary from rural to urban.

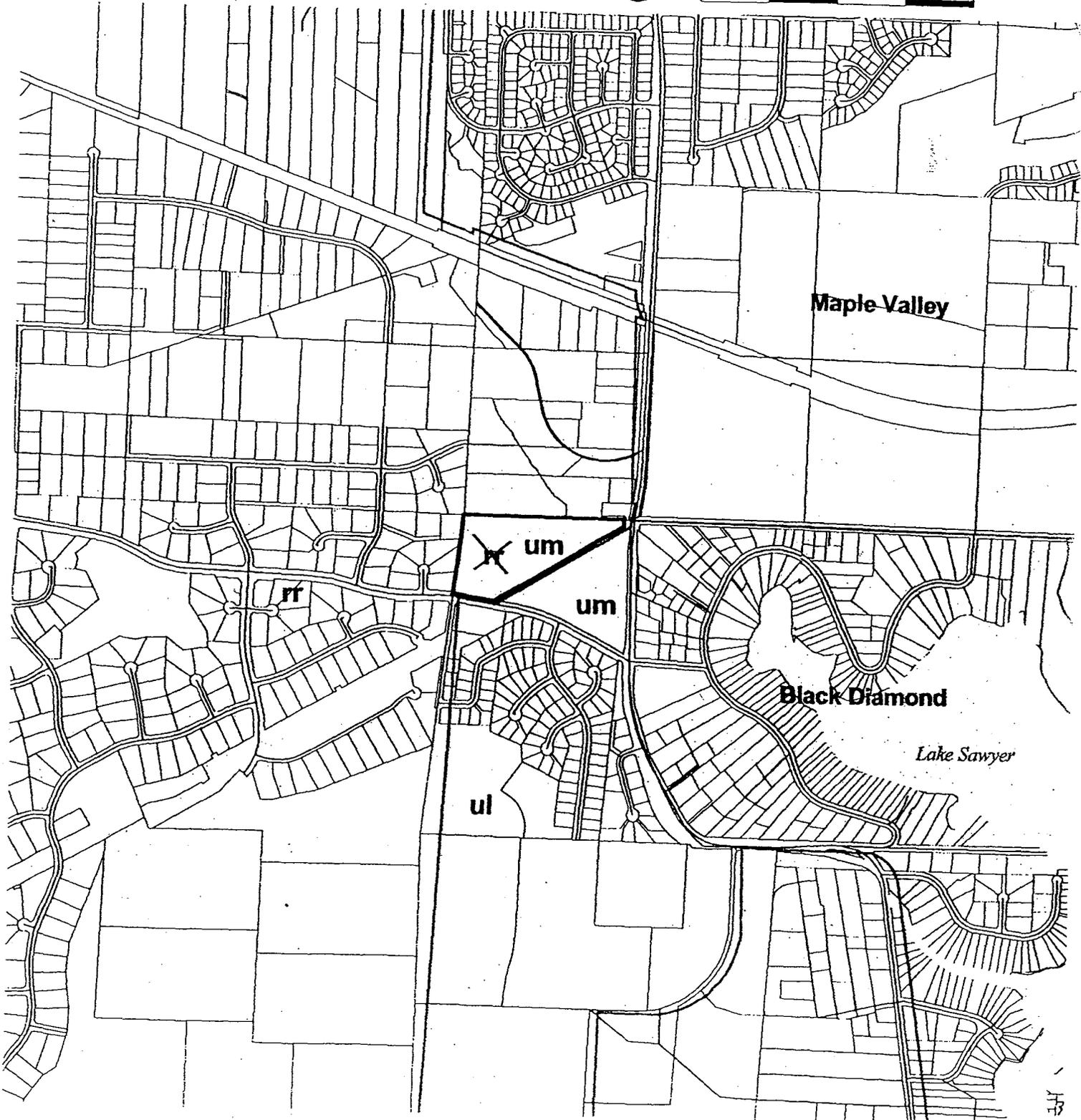
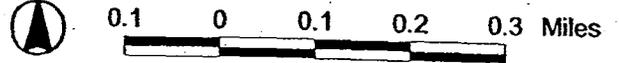
9

# Lake Sawyer UGA Proposed Land Use

Metropolitan King County Council GIS 6/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 14 acres from Rural Residential to Urban Residential Medium



14  
C

# Lake Sawyer UGA Proposed Zoning

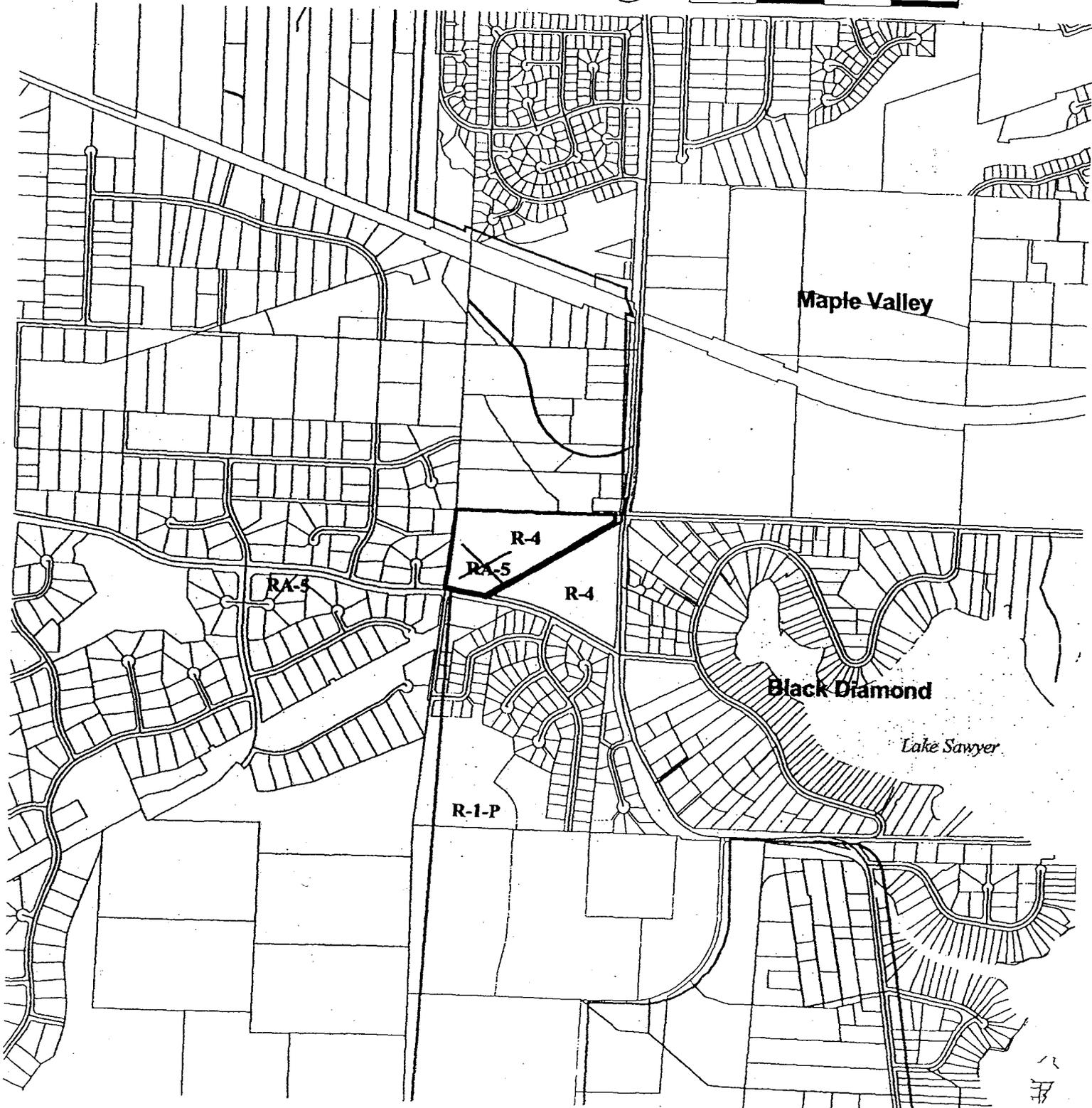
Metropolitan King County Council GIS 6/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 14 acres from RA-5 to R-4



0.1 0 0.1 0.2 0.3 Miles



10

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 4

Mr. Vance moved Non Consent Amendment 4.  
The motion PASSED 7 to 6, Mr. Pelz, Mr.  
Gossett, Ms. Fimia, Mr. Phillips, Mr. Nickels  
and Ms. Sullivan voting "no".

4



2/5/01

lcs

Sponsor: Chris Vance

Proposed No.: 2000-0186.2

AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE

ORDINANCE 2000-0186, VERSION 2

Amend the King County zoning map, as follows:

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Change the zoning classification of the following parcels from RA-10 to RA-5:

- 082308-9046 (20 acres)
- 082308-9047 (20 acres)
- 082308-9006 (35.95 acres)
- 082308-9030 (4.46 acres)

Attach the following as site-specific development (P-suffix) conditions:

- 1) All residential lots shall be clustered on an approximately 30-acre portion of the property.
- 2) The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.

**Effect:** This amendment would change the zoning classification of approximately 30 acres of land from RA-10 to RA-5, and would provide for the permanent dedication of approximately 50 acres of open space. Residential lots would be clustered on the 30 acre portion of the property.

# South I-90 (A) Council Proposed Zoning

Metropolitan King County Council GIS 7/12/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Reclassify 80 acres from RA-10 to RA-5



0.1 0 0.1 0.2 0.3 Miles



2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 5.2

Mr. Pullen moved Non Consent Amendment  
5.2. The motion PASSED 8 to 5, Mr. Pelz, Mr.  
Gossett, Ms. Fimia, Mr. Phillips and Mr.  
Nickels voting "no".

5.2

2/5/01

rb	Sponsor:	Kent Pullen
	Proposed No.:	2000-0186.2

AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE

ORDINANCE 2000-0186, VERSION 2

Amend the King County Comprehensive Plan land use and zoning maps, as shown on the  
attached map, as follows:

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Change the land use designation of parcel numbers 172308-9002 and 172308-9003 from Forestry to Rural Residential.

Change the zoning classification of parcel numbers 172308-9002 and 172308-9003 from Forestry to RA-10.

Attach the following as site-specific development (P-suffix) conditions:

- 1) All residential lots shall be clustered on the lower (approximately 50 acre) portion of the property adjacent to the Forster Woods development;
- 2) A twenty-five foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development; and
- 3) The remainder of the parcel shall be voluntarily dedicated upon final plat approval as permanent open space and shall remain in a natural state.

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**Effect:** This amendment would change the land use and zoning of a portion of one parcel from Forestry to Rural Residential, and would provide for the permanent dedication of over 110 acres of open space near Rattlesnake Mountain Scenic and Natural Conservancy Area. Residential lots would be clustered on the lower 50 acres of the parcel so as not to disturb environmentally sensitive portions of the site. A 25-foot native growth protection buffer would be provided along any developed portion of the site adjacent to the current urban development within the City of North Bend.

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 5

Non Consent Amendment 5 was not offered.

5

2/5/01

*Kent Pullen*

Sponsor:

Kent Pullen

rb

Proposed No.:

2000-0186.2

AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE

ORDINANCE 2000-0186, VERSION 2

Amend the King County Comprehensive Plan land use and zoning maps, as shown on the attached map, as follows:

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Change the land use designation of parcel number 172308-9003 from Forestry to Rural Residential.

Change the zoning classification of parcel number 172308-9003 from Forestry to RA-10.

Attach the following as site-specific development (P-suffix) conditions:

- 1) All residential lots shall be clustered on the lower (approximately 50 acre) portion of the property adjacent to the Forster Woods development;
- 2) A twenty-five foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development; and
- 3) The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.

**Effect:** This amendment would change the land use and zoning of a portion of one parcel from Forestry to Rural Residential, and would provide for the permanent dedication of over 110 acres of open space near Rattlesnake Mountain Scenic and Natural Conservancy Area. Residential lots would be clustered on the lower 50 acres of the parcel so as not to disturb environmentally sensitive portions of the site. A 25-foot native growth protection buffer would be provided along any developed portion of the site adjacent to the current urban development within the City of North Bend.

15

# South I-90 (B) Council-Proposed Land Use

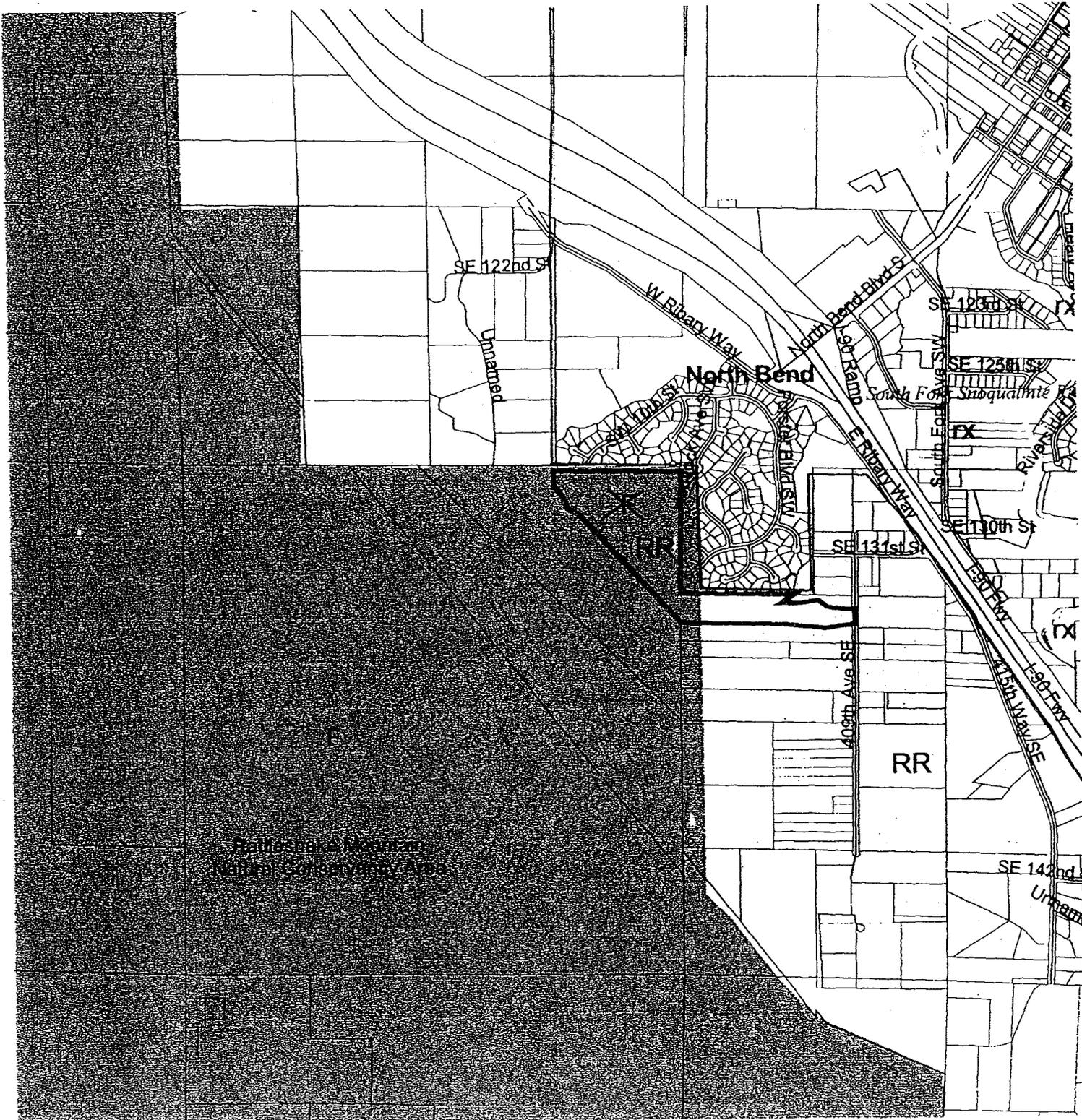
Metropolitan King County Council GIS 7/00

Proposal: Redesignate 50 acres from Forest to Rural Residential

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



0.1 0 0.1 0.2 0.3 Miles



# South I-90 (B) Council-Proposed Zoning

Metropolitan King County Council GIS 7/00

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Proposal: Redesignate 50 acres from Forest to F



0.1 0 0.1 0.2 0.3 Miles



. 2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 6

Ms. Sullivan moved Non Consent Amendment  
6. The motion PASSED unanimously.

6

2/5/01

lcs

Sponsor:

Cynthia Sullivan *CS*

Proposed No.:

2000-0186.2

**AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE**

**ORDINANCE 2000-0186, VERSION 2**

Amend the Urban Growth Area Boundary as follows:

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2

Exclude the Lower Green River Agricultural Production District (shown on the

3

attached map) from the Urban Growth Area. Retain the land use designation of

4

Agriculture and the zoning classification of Agriculture (1 dwelling unit per 10

5

acres) for the entire area.

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**Effect:** This amendment makes a technical adjustment to the Urban Growth Area

9

Boundary by excluding the Lower Green River Valley Agricultural Production District

10

(APD) from the Urban Area. This would clarify that no part of the area may be annexed

11

to adjacent cities, and that the status of this APD is resource land. This amendment does

12

not change the land use designation or zoning classification of these properties.

13



2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 7

Ms. Hague moved Non Consent Amendment 7.  
The motion PASSED unanimously.

7

2/5/01

rb

Sponsor:

Jane Hague

Proposed No.:

2000-01862

AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE

ORDINANCE 2000-0186, VERSION 2

Amend Map Amendment 13 of Attachment C to delete all references to and land use or zoning map revisions for Parcel 2924079009.

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**Effect:** This parcel was formerly part of the Preston Industrial Area and has been purchased by King County for use as an arboretum. The proprietor of the arboretum has indicated that, according to the Department of Ecology, the existing water rights for the parcel would be violated if the land use and zoning revisions were to occur and the water rights would be subject to termination. Such termination of the existing water right would be detrimental to the use of the property as an arboretum.

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT 5.1

Non Consent Amendment 5.1 was not offered.

5.1

2/5/01

rb

Sponsor:

Kent Pullen  
Kent Pullen

Proposed No.:

2000-0186-2

AMENDMENT to ATTACHMENT C to PROPOSED SUBSTITUTE

ORDINANCE 2000-0186, VERSION 2

Amend the King County Comprehensive Plan land use and zoning maps, as shown on the attached map, as follows:

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Change the land use designation of parcel number 172308-9003 from Forestry to Rural Residential.

Change the zoning classification of parcel number 172308-9003 from Forestry to RA-10.

Attach the following as site-specific development (P-suffix) conditions:

- 1) All residential lots shall be clustered on the lower (approximately 50 acre) portion of the property adjacent to the Forster Woods development;
- 2) A twenty-five foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development; and
- 3) The remainder of the parcel shall be voluntarily dedicated upon final plat approval as permanent open space and shall remain in a natural state.

16  
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**Effect:** This amendment would change the land use and zoning of a portion of one parcel from Forestry to Rural Residential, and would provide for the permanent dedication of over 110 acres of open space near Rattlesnake Mountain Scenic and Natural Conservancy Area. Residential lots would be clustered on the lower 50 acres of the parcel so as not to disturb environmentally sensitive portions of the site. A 25-foot native growth protection buffer would be provided along any developed portion of the site adjacent to the current urban development within the City of North Bend.

2000-0186 Attachment C Purple  
NON CONSENT AMENDMENT Map 13

Non Consent Amendment Map 13 was not  
offered.

2/1/01

Map 13

Sponsor:

Louise Miller  
2000-0186



**AMENDMENT TO ATTACHMENT C OF SUBSTITUTE ORDINANCE 2000-0186,  
VERSION 2:**

In Attachment C of Substitute Ordinance 2000-0186, Version 2, delete proposed Map  
Amendment 13.

**Effect:** Map Amendment 13 redesignates the Preston Arboretum site from Industrial (I-P)  
to Open Space (RA-10-P). The effect of this amendment is to retain the existing Industrial  
land use and zoning designations. Revisions to the water right of the Preston Industrial  
Park Water Association, which includes the Preston Arboretum site in its service area, is  
currently under review by the Washington Department of Ecology. This amendment  
maintains the status quo within the Preston Industrial Park Water Association boundaries  
to facilitate timely review of the water right issues by DOE.



Metropolitan King County Council

Staff Report

Agenda Item No.:

**4C**

Name: Mountsier / Bautista / Smith

Proposed Ordinance:

**2000-0186: Attachment C  
Land Use and Zoning Maps**

Date: **February 12, 2001**

Attending:

Stephanie Warden, Director, Office of Regional Policy & Planning (ORPP)  
Karen Wolf, 2000 KCCP Project Manager, ORPP  
Lori Grant, Senior Policy Analyst, ORPP

**SUBJECT:** Background paper and listing of pending amendments to Attachment C sponsored by members.

Held Amendment	Description	Sponsor
NA		
Voted Amendment	Description	Sponsor
1 Blakely Ridge <b>PASSED 11-2</b>	Restores the urban land use designations and zoning for Blakely Ridge, <b>including</b> the area known as the "Panhandle".	Sullivan
2 Blakely Ridge <b>FAILED 2-11</b>	Restores the urban land use designations and zoning for Blakely Ridge, <b>excluding</b> the area known as the "Panhandle".	Miller
3 Kahn <b>PASSED 11-2</b>	Revises the land use designation and zoning of a portion of the "Kahn" property from Rural Residential to Urban Residential - Medium. The zoning classification will be revised from RA-5 to R-4.	Sullivan, Miller

<p>4</p> <p>South I-90A</p> <p><b>PASSED 7-6</b></p>	<p>Revises the zoning of the "Yerkes" property from RA-10 to RA-5.</p> <p>Also attaches the following as site-specific development (P-suffix) conditions:</p> <ol style="list-style-type: none"> <li>1) All residential lots shall be clustered on an approximately 30 acre portion of the property;</li> <li>2) The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.</li> </ol>	<p>Vance</p>
<p>5</p> <p>South I-90B</p> <p><b>Pulled in favor of 5.2</b></p> <p><b>5.2 PASSED 8-5</b></p>	<p>Revises the land use designation and zoning of the "Zemp" property from Forestry to Rural Residential and from Forestry to RA-10, respectively.</p> <p>Also attaches the following as site-specific development (P-suffix) conditions:</p> <ol style="list-style-type: none"> <li>1. All residential lots shall be clustered on the lower (approximately 50 acre) portion of the property adjacent to the Forster Woods development;</li> <li>2. A twenty-five foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development; and</li> <li>3. The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.</li> </ol>	<p>Pullen</p>
<p>6</p> <p>Lower Green River Valley APD</p> <p><b>PASSED 13-0</b></p>	<p>Adjustment to the Urban Growth Area Boundary that excludes the Lower Green River Valley Agricultural Production District (APD) from the Urban Area.</p> <p>Clarifies that no part of the area may be annexed to adjacent cities; and that the status of this APD is resource land.</p> <p>Amendment does not change the land use designation or zoning classification.</p>	<p>Sullivan</p>
<p>7</p> <p>Preston Arboretum</p> <p><b>PASSED 13-0</b></p>	<p>Amended Map Amendment 13 to retain the current land use and zoning for the Preston Arboretum.</p>	<p>Hague, Mill</p>