

July 29, 1997

Introduced by: Pete von Reichbauer
Christopher Vance

kn:ac 96-263.sub
7/31/97 clerk

Proposed No.: 96-263

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ORDINANCE NO. 12824

AN ORDINANCE relating to comprehensive planning and zoning; completing the zoning code conversion process from Title 21 to Title 21A by repealing all p-suffix conditions adopted pursuant to Title 21 and adopting property specific development standards (p-suffix conditions) pursuant to Title 21A; amending Ordinance 263, Section 1, and K.C.C. 20.12.010; Ordinance 11653, Section 6, and K.C.C. 20.12.017; Ordinance 8846 and K.C.C. 20.12.170; Ordinance 7746 and K.C.C. 20.12.180; Ordinance 10703 and K.C.C. 20.12.210; Ordinance 2883, Section 1, and K.C.C. 20.12.240; Ordinance 10197 Sections 1, 3, and K.C.C. 20.12.270; Ordinance 5080, Sections 1, 2, and K.C.C. 20.12.300; Ordinance 7837, and K.C.C. 20.12.320; Ordinance 11166, Section 2, and K.C.C. 20.12.337; Ordinance 10847, and K.C.C. 20.12.340; Ordinance 9110, and K.C.C. 20.12.345; Ordinance 6422 and K.C.C. 20.12.350; Ordinance 6986, and K.C.C. 20.12.360; Ordinance 9499, and K.C.C. 20.12.440; Ordinance 10870, Section 4, and K.C.C. 21A.01.040; Ordinance 10870, Section 36, and K.C.C. 21A.04.150; Ordinance 10870, Section 576, and K.C.C. 21A.38.030; amending p-suffix conditions established in Ordinance 11349, Ordinance 11389, Ordinance 11568, Ordinance 11653, Ordinance 11694, Attachment A to Ordinance 11747, Ordinance 11774, Ordinance 11898, Ordinance 11935, Appendix A to Ordinance 12061, Ordinance 12065, Attachment A to Ordinance 12093, Attachment A to Ordinance 12170; repealing Resolution 25789 and Title 21, Chapter 21.02 through Chapter 21.80; repealing Ordinance 8848, Sections 1, 6-8, and K.C.C. 20.12.390; repealing Resolutions, 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156; repealing Ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888,

1 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144,
2 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663,
3 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985,
4 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618,
5 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087,
6 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
7 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972,
8 8158, 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573,
9 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865,
10 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656,
11 9823, 9991, 10033, 10194, 10287, 10419, 10598, 10668,
12 10781, 10813, 10970, 11024, 11025, 11271, 11651, and
13 any other reclassification amending Resolution 25789
14 prior to February 2, 1995; repealing Ordinance 3530
15 (part), Appendix B to Ordinance 5080, Appendix B to
16 Ordinance 6422, Appendix B to Ordinance 6986,
17 Ordinance 7746 (part), Appendix B to Ordinance 7837,
18 Appendix B to Ordinance 8846, Ordinance 8848,
19 Ordinance 9118 (part), Ordinance 9499 (part), Appendix
20 B to Ordinance 10197, Appendices B and E to Ordinance
21 10703, Appendix B to Ordinance 10847, and Ordinance
22 11116 (part); all as amended.

23 PREAMBLE:

24 For purposes of effective land use planning and regulation, efficient and
25 effective administration of development regulations, and compliance with the
26 King County Comprehensive Plan (KCCP), King County adopted a new
27 zoning code in 1993 (Title 21A) and converted zoning designations for
28 specific parcels to the new zoning in February, 1995 (Ordinance 11653).

29 As a part of this conversion process, all site plan review (p-suffix) conditions
30 adopted under the previous zoning code (Title 21) were carried-forward
31 pending further review pursuant to K.C.C. 21A.01.070 (F) and (G) and
32 KCCP Policy I-406.

33 This ordinance is a result of review pursuant to Ordinance 10870, Section 5,
34 and K.C.C. 21A.01.070 and represents the completion of the zoning
35 conversion to Title 21A. This ordinance completes the zoning conversion by
36 retaining or converting those p-suffix conditions meeting the criteria under
37 Title 21A for property specific development standards and repealing or
38 replacing all others.

39 The conversion criteria for all p-suffix actions in this ordinance, whether
40 retaining, repealing, converting or replacing p-suffix conditions, are as
41 follows:

- 42 1) p-suffix conditions applicable to an individual property or a limited
- 43 number of neighboring properties that exceed the development
- 44 regulation standards of Title 21A are retained or converted pursuant to

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the new standards for property specific development standards in K.C.C. 21A.38 and are contained in Appendix A;

- 2) p-suffix conditions applicable on an area-wide basis, to an entire community planning area or a drainage basin, for example, and that exceed the development regulation standards of Title 21A, are replaced by Special District Overlays in Proposed Ordinance 96-261, or general code language or Special Requirements in Proposed Ordinance 96-260;
- 3) p-suffix conditions that are redundant to existing code standards or conflict with the 1994 King County Comprehensive Plan or other policy direction are repealed and not converted or replaced.

All individual reclassifications effective prior to the zoning conversion on February 2, 1995 are repealed as part of this legislative action. The zoning contained in these ordinances was converted to Title 21A by Ordinance 11653. This action thereby repeals all p-suffix conditions established by individual reclassification prior to the zoning conversion and converts those p-suffix conditions meeting the conversion criteria.

Property specific development standards adopted by an individual reclassification effective after February 2, 1995 or still pending completion of pre-effective conditions are retained, repealed or amended and included in Appendix A. This consolidates, and makes consistent with Title 21A, these property specific development standards.

All area zoning adopted as part of a community planning process prior to February 2, 1995 and using Title 21 zoning is repealed. The zoning contained in these ordinances was converted to Title 21A zoning by Ordinance 11653. This action repeals all p-suffix conditions established through the community plan area zoning process prior to the zoning conversion and converts those p-suffix conditions meeting the conversion criteria.

All property specific development standards established in plan amendments or other area zoning actions using Title 21A zoning not converted by Ordinance 11653 are retained, repealed or amended and included in Appendix A. This consolidates, and makes consistent with Title 21A, these property specific development standards.

With the conversion to Title 21A of all previously adopted p-suffix conditions upon adoption of this ordinance, no further Title 21 zoning will be applicable in King County and Resolution 25789 and Title 21 are repealed.

The intent of this ordinance is to complete the administrative transition to the new zoning code by repealing, or converting and consolidating, p-suffix conditions pursuant to K.C.C. Title 21A with minimal substantive modification to development standards. However, modifications were made for clarity and consistency, particularly in cases where differences between similar p-suffix conditions or conflicts between policy direction existed.

1 The implementation of K.C.C. Title 21A through this ordinance will
2 eliminate redundant development standards, consolidate remaining
3 development standards, and thereby simplify regulation while maintaining
4 environmental protection and quality of life for King County residents. These
5 actions will lower the effort and cost required to develop in King County and
6 will result in more efficient, effective and consistent administration of land
7 use in unincorporated King County.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Ordinance 263, Section 1 and K.C.C. 20.12.010 are each amended to read as
10 follows:

11 Comprehensive plan adopted. A. Under the provisions of the King County Charter, King
12 County's constitutional authority and pursuant to the Washington State Growth Management
13 Act, RCW 36.70A, the 1994 King County Comprehensive Plan is adopted and declared to be
14 the Comprehensive Plan for King County until amended, repealed or superseded. The
15 comprehensive plan shall be the principal planning document for the orderly physical
16 development of the county and shall be used to guide subarea plans, functional plans, provision
17 of public facilities and services, review of proposed incorporations and annexations,
18 development regulations and land development decisions.

19 B. The amendments to the 1994 King County Comprehensive Plan(~~(, and the 1995 area~~
20 ~~zoning amendments))~~ contained in King County Comprehensive Plan 1995 Amendments
21 attached as Appendix A to Ordinance 12061 are hereby adopted. ~~((as amendments to the King~~
22 ~~County Comprehensive Plan and adopted as the official zoning control for those portions of~~
23 ~~unincorporated King County defined therein.))~~

24 C. The amendments to the 1994 King County Comprehensive Plan contained in
25 Attachment A to ~~((this o))~~ Ordinance 12170 are hereby adopted to comply with the Central Puget

1 Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al.
2 v. King County, Case No. 95-3-0008.

3 D. The Vashon Town Plan, attached to Ordinance 12395 as Attachment 1, is adopted as
4 a subarea plan of the King County Comprehensive Plan and, as such, constitutes official
5 County policy for the geographic area of unincorporated King County defined therein and
6 amending the 1994 King County Comprehensive Plan Land Use Map.

7 E. The amendments to the 1994 King County Comprehensive contained in King County
8 Comprehensive Plan 1996 Amendments attached as Appendix A to Ordinance 12531 are
9 hereby adopted as amendments to the King County Comprehensive Plan.

10 F. The Black Diamond Urban Growth Area attached as Appendix A to Ordinance
11 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

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

16 SECTION 2. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are each
17 hereby amended to read as follows:

18 ~~((Adoption of area zoning to implement the 1994 King County Comprehensive Plan and
19 conversion to K.C.C. Title 21A.))~~ Conversion and Consolidation of Zoning. The following
20 provisions complete the zoning conversion from Title 21 to Title 21A pursuant to Ordinance
21 10870, Section 5, as amended:

1 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
2 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
3 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County to the
4 new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area
5 zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as attachments
6 to Ordinance 11653:

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

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

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

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

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

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

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

14 Appendix H: Amendments to East Sammamish Community Plan P-Suffix Conditions.

15 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.

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

17 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
18 Conditions.

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

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

21 Appendix N: Amendments to Resource Lands Community Plan P-Suffix Conditions.

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

2 Appendix P: Amendments considered by the Council January 9, 1995.

3 B. Area zoning adopted by Ordinance 11653, including potential zoning is contained in
4 Appendices A and O. Amendments to area-wide P-suffix conditions adopted as part of
5 community plan area zoning are contained in Appendices B through ~~(N)~~ P. Existing P-suffix
6 conditions whether adopted through reclassifications or community plan area zoning are retained
7 by Ordinance 11653 except as amended in Appendices B through ~~(N)~~ P.

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

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

13 E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance
14 11653 Appendices A, O and P, as contained in Attachment A to Ordinance 12170 are hereby
15 adopted to comply with the Decision and Order of the Central Puget Sound Growth
16 Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-
17 0008.

18 F. The Vashon Town Plan Area Zoning, attached to Ordinance 12395 as Attachment
19 2, is adopted as the official zoning control for that portion of unincorporated King County
20 defined therein.

21 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A
22 are adopted as the official zoning control for those portions of unincorporated King County

1 defined therein. Existing p-suffix conditions whether adopted through reclassifications or
2 area zoning are retained by Ordinance 12531.

3 H. The Black Diamond Urban Growth Area Zoning Map attached as Appendix B is
4 adopted as the official zoning control for those portions of unincorporated King County
5 defined therein. Existing p-suffix conditions whether adopted through reclassifications or
6 area zoning are retained by Ordinance 12533.

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

12 J. The White Center Community Plan Area Zoning, as revised in the Attachments to
13 Ordinance 11568, is the official zoning for those portions of White Center in unincorporated
14 King County defined therein.

15 ((G))K. This ordinance completes the zoning conversion process begun in Ordinance
16 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending,
17 previously adopted p-suffix conditions or property-specific development standards pursuant to
18 K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

19 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
20 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
21 replaced by the property specific development standards as set forth in Appendix A to this
22 ordinance.

1 2. All ordinances adopting individual zone reclassifications effective prior to February
2 2, 1995, including but not limited to ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582,
3 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940,
4 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643,
5 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290,
6 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888, 4890, 4915, 4933, 4956,
7 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663, 5664,
8 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468,
9 6497, 6618, 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375,
10 7382, 7396, 7583, 7653, 7677, 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158,
11 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858,
12 8863, 8865, 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033,
13 10194, 10287, 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651,
14 are hereby repealed and p-suffix conditions are replaced by the property specific development
15 standards as set forth in Appendix A to this ordinance.

16 3. All ordinances establishing individual reclassifications effective after February 2,
17 1995, are hereby amended, as set forth in Appendix C to this ordinance, to retain, repeal or
18 amend the property specific development standards (p-suffix conditions) contained therein.

19 4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted by
20 Ordinance 11653 are repealed as set forth in subsections a through n. All p-suffix conditions
21 contained therein are repealed or replaced by adopting the property specific development
22 standards as set forth in Appendix A to this ordinance, the special district overlays as

1 designated in Appendix B to this ordinance or the special requirements as designated in
2 Appendix A to Proposed Ordinance 96-260.

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

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

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

9 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance
10 6986 as Appendix B, as amended, is hereby repealed.

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

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

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

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

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

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