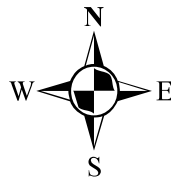


2016 King County Comprehensive Plan and Land Use Proposals

- City Boundaries
- PAAs
- Rural Areas
- Agricultural Production District
- Forest Production District
- Community Service Area Boundary
- Urban Growth Boundary



Map by: Nanette M Lowe
Map Date: May 26, 2015
File: d:/2016KCCPUupdate/GIS/2016CompPlanLUPop

Subarea Plans

- 1. West Hill** (Motion 14221): Incorporate the updated subarea plan (expected to be completed by June 30, 2015), which should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- 9. Snoqualmie Pass:** Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should developed in collaboration with Kittitas County and should evaluate and address the current and future housing and economic development needs of this growing community.
- 10. Vashon:** Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic vitality and quality of life of its residents, and have included the outreach with the local community in their development.
- 11. Highline:** Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- 14. Cedar Hills/Maple Valley:** Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses, and whether a four-to-one proposal is appropriate for this area.

Area Zoning and Land Use Proposals

- 2. Fairwood A** (Motion 14276): Review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area.
- 3. Federal Way** (Motion 14276): Review land use designations and implementing zoning on parcel 2821049171 and the surrounding area.
- 4. Allison Docket request:** Review land use designation and implementing zoning on parcel 3224079134 and the surrounding area, and consider whether to remove Special District Overlay.
- 5. Timmerman Docket request: RESCINDED.** Review land use designation and implementing zoning on parcel 2625069041 and the surrounding area, and consider whether to change designation and/or zoning, pending the outcome of a review by the City of Sammamish in their 2015 Comprehensive Plan update.
- 6. Snoqualmie Interchange:** Review land use designations and implementing zoning on the north side of I-90 and SR-18 interchange, and consider whether to convert land from rural to urban. Consider whether any conversion from rural to urban should be done in conjunction with a dedication of lands as open space and/or farmland, on terms and conditions equal to or better than the County's four-to-one program.
- 7. Duthie Hill:** Review land use designations and implementing zoning within the Duthie Hill Notch in unincorporated Sammamish and the surrounding area, and consider whether to convert land from rural to urban.
- 8. Fall City:** Review and update the Fall City Subarea Plan including: review land use designations and implementing zoning on parcels 0943100020, 2475900865, and 1524079003 and the surrounding area, and consider including the parcels in the Fall City Business District and the Special District Overlay; and update policies to facilitate increased assistance from King County, as the local government provider, in the formation and management of a local alternative wastewater system.
- 12. Carnation:** Review land use designations and implementing zoning on parcels 1525079049, 1525079005, and 1525079010 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space and/or farmland preservation that is four times the acreage of the land added to the Urban Growth Area.
- 13. North Bend:** Review land use designations and implementing zoning on parcels 2223089049, 2223089019, 2223089002, 2223089026, 2223089055, 1523089018, 1523089147, 1523089039, 1523089132, 1523089194, 1523089170, 1523089019, 1523089124, and 1523089133 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space that is four times the acreage of the land added to the Urban Growth Area.
- 15. Maple Valley Industrial:** Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider whether to change designation and/or zoning, including whether to revise or eliminate the development conditions placed by Ordinance 12824 in 1997.
- 16. Fairwood B:** Review land use designations and implementing zoning on parcels 2473300010, 2473300020, 2473300030, 2473300040, 2473300070, 2473300080, 2473300090, 2473300100, 2473300110, 2473300120, and 5479300000, and the surrounding area, and consider whether to change the designation and/or zoning. Consider the current uses, potential for redevelopment, consistency between the comprehensive plan designation and the zoning classification. Consider including incentives to encourage redevelopment of these parcels, such as only allowing realization of any new zoning when the parcels are redeveloped.