

April 3, 1989
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Introduced by: Barden/Nickels

Proposed No.: 88 - 188

ORDINANCE NO. 8996

AN ORDINANCE relating to Comprehensive Planning; adopting the Sea-Tac Area Update; adopting the Sea-Tac Area Update Area Zoning; amending K.C.C. 20.12.240 and Ordinance No. 2883, Section 1, Ordinance No. 3530, Section 1, and Ordinance No. 5401, Section 1, as amended.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

1. The Sea-Tac area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the Sea-Tac Area Update and Area Zoning.
2. The Sea-Tac area has increasing demand for intensive land uses and requires areawide planning and zoning.
3. King County, with the assistance of the Sea-Tac Area Update Citizen Advisory Committee, the Technical Advisory Committee, the Port of Seattle and general citizen input, has studied and considered alternative land use, programs and other means to provide for the orderly development of the Sea-Tac Update area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and circulated an Environmental Impact State for the Sea-Tac Area Update and Area Zoning.
4. The Area Update and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.
5. King County has considered the benefits and burdens of North Sea-Tac Park's location and concludes that the park can be a valuable community amenity if it is planned with safety as the foremost consideration.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2883, Section, Ordinance 3530, Section 1, Ordinance 5401, Section 1, and K.C.C. 20.12.240 are hereby amended to read as follows:

A. The "Highline communities plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline communities plan is amended by those

1 changes identified in the "Highline area zoning," to Ordinance
2 5453 as inconsistent with the plan pursuant to Ordinance 5401.
3 As an amplification and augmentation of the comprehensive plan
4 and the Sea-Tac communities plan, it constitutes official county
5 policy for the Highline area.

6 B. Any further changes and amendments to the plan initiated
7 by King County which relate to the Sea-Tac Airport and its
8 vicinity shall correspondingly change and amend the Sea-Tac
9 communities plan. All proposed changes and amendments shall be
10 transmitted to the port of Seattle for review and official
11 consideration by the port of Seattle Commission prior to council
12 approval.

13 C. In adopting the Highline communities plan, the council
14 recognizes that cooperation and action by others, including but
15 not limited to citizens, state and local agencies, is essential
16 for proper implementation.

17 D. The land use plan amendment attached to Ordinance 7291 as
18 Appendix A, is adopted as an amendment to the Highline
19 communities plan.

20 E. An amendment to the Highline area zoning, attached to
21 Ordinance 7291 as Appendix B is adopted as the official zoning
22 control for that portion of unincorporated King County defined
23 therein.

24 F. An amendment to the Highline Area Zoning, attached to
25 Ordinance 7640 as Appendix A is adopted as the official zoning
26 control for that portion of unincorporated King County defined
27 therein.

28 G. The McMicken Heights Land Use Study, attached to
29 Ordinance 7490 as Appendix A, is adopted as an amplification of
30 the Highline Communities Plan.

1 H. The McMicken Heights Area Zoning, attached to Ordinance
2 7490 as Appendix B, is adopted as an amplification of the
3 Highline Communities Plan.

4 I. The Highline Plan Revision Study - Highline Community
5 Hospital attached to Ordinance 8138 as Appendix A, is adopted as
6 an amendment to the Highline Community Plan.

7 J. An amendment to the Highline Area Zoning, attached to
8 Ordinance 8138 as Appendix B, is adopted as the official zoning
9 control for that portion of unincorporated King County defined
10 therein.

11 K. The Highline Plan Revision Study - Olde Burien attached
12 to Ordinance 8251 as Appendix A, is adopted as an amendment to
13 the Highline Plan.

14 L. An amendment to the Highline Area Zoning, attached to
15 Ordinance 8251 as Appendix B is adopted as the official zoning
16 control for that portion of unincorporated King County defined
17 therein.

18 M. The "Sea-Tac communities plan," attached to Ordinance
19 2883, is adopted as an addendum to the comprehensive plan for
20 King County. As an amplification and augmentation of the
21 comprehensive plan, it constitutes official county policy for the
22 vicinity of Sea-Tac International Airport.

23 N. The Sea-Tac Area Update and Area Zoning, attached to
24 Ordinance 8996 as Attachment A is adopted as an amplification and
25 augmentation of the Comprehensive Plan and as such constitute
26 official county policy for the geographic area defined therein.

27 NEW SECTION. SECTION 2. The following policies are adopted
28 to guide the development of the North Sea-Tac Park:

29 A. Provided the Port of Seattle conveys title to the
30 proposed park land it owns to King County free of all lease
31 encumbrances, the boundaries of the park shall be as identified
32 in the map labeled Attachment B.

1 B. The 1983 California Department of Aeronautics study and
2 the Federal Aviation Administration's safety guidelines governing
3 the kinds of facilities and uses recommended near airport
4 runways, in particular, within the "Outer Safety Zone" shall be
5 observed in developing the park. In particular, facilities that
6 attract large assemblies of people will be discouraged by
7 limiting spectator seating, among other things.

8 C. Though the Sunset Activity Center is a facility and a use
9 that does not conform to the above stated safety guidelines, it
10 may continue as an existing use for the duration of the current
11 lease; or until an alternative facility is built or renovated
12 whichever comes sooner; provided that King County encourages the
13 Port of Seattle to participate in the renovation of an existing
14 facility or the construction of a new facility to replace Sunset
15 and the demolition of Sunset.

16 D. Active park development, specifically athletic fields
17 shall be confined to the area north of South 136th.

18 E. The area south of South 136th Street shall be confined to
19 passive park development. For purposes of this ordinance,
20 passive development means no new athletic fields and no new park
21 or recreation buildings with the exception of a possible new
22 community center at the southwest corner of South 136th Street
23 and 24th Avenue South and public restrooms.

24 F. Park perimeter development, including a perimeter trail,
25 fencing, and landscape buffering, shall be one of the first
26 phases of development.

27 G. King County will appoint a seven member citizens
28 committee to facilitate public input to the planning and design
29 of the park and the planning and design of a renovated building
30 or a new building to replace the Sunset Activity Center. The
31 King County executive shall appoint the committee, subject to
32 approval by Council motion.


H. The following existing uses shall be grandfathered within the park:

- 1. Sunset Park playfields.
- 2. Washington State Regional Archives.
- 3. Sunset Activity Center subject to C. above.

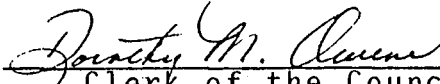
INTRODUCED AND READ for the first time this 14th day of March, 1988.

PASSED this 2nd day of June, 1989.

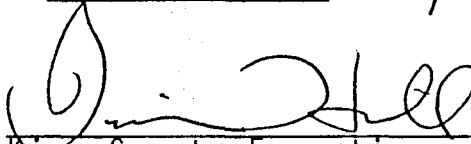
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

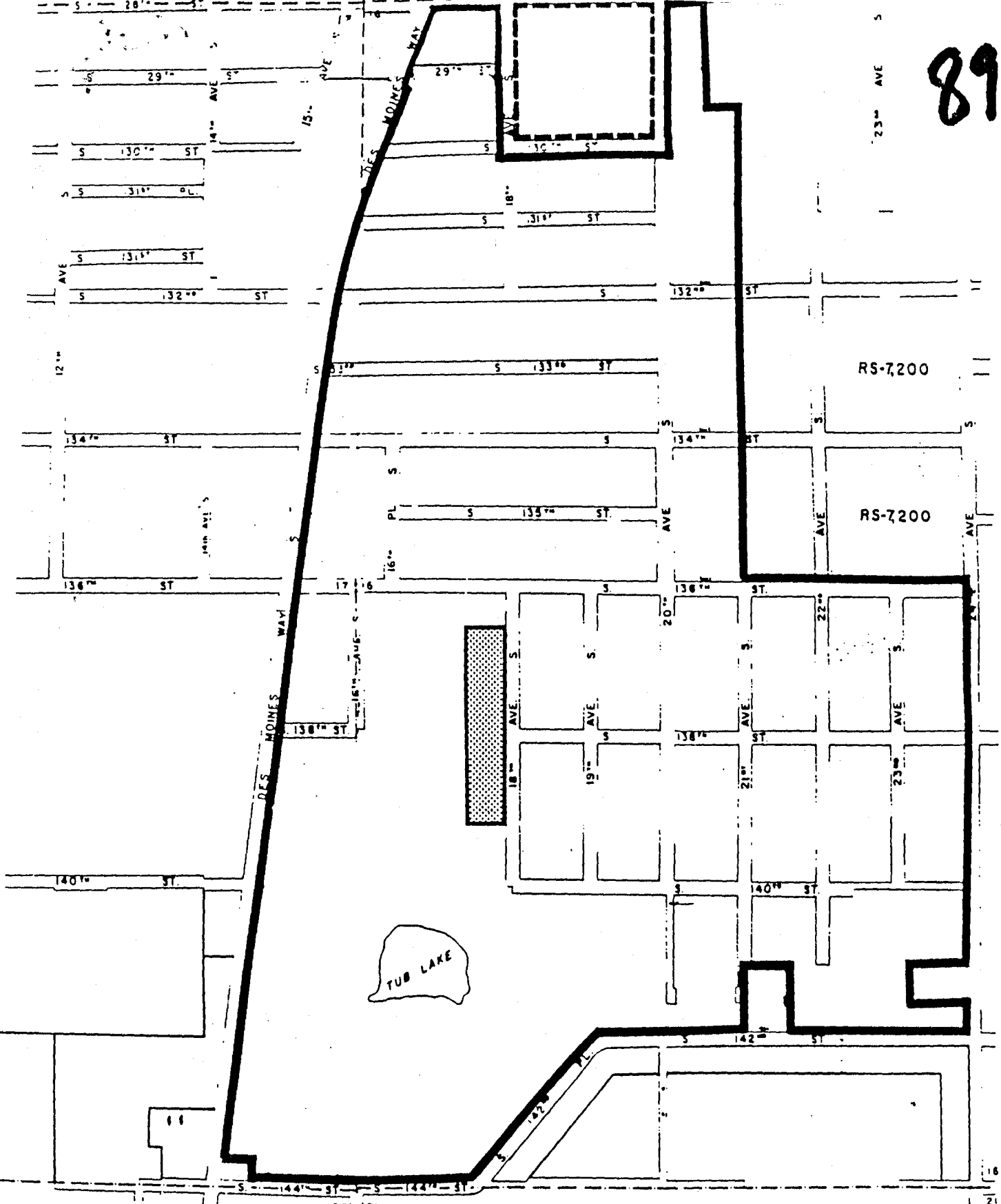
ATTEST:


Clerk of the Council




APPROVED this 14th day of June, 1989.


King County Executive

8996



NORTH SEA-TAC PARK

-  KING COUNTY COMPLEX (EXCLUDED FROM PARK BOUNDARY)
 -  PARK BOUNDARY
 -  BOULEVARD PARK SCHOOL
- N
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ATTACHMENT B