



**King County**

**2016 King County Comprehensive Plan Update**

**Executive Recommended Plan**

**AREA ZONING STUDIES**

**March 2016**

## **List of Studies**

- Area Zoning Study #1 – West Hill (Motion 14221)
- Area Zoning Study #2 – Fairwood A (Motion 14276)
- Area Zoning Study #3 – Federal Way (Motion 14276)
- Area Zoning Study #4 – Allison Docket Request
- Area Zoning Study #5 – Timmerman Docket Request
- Area Zoning Study #6 – Snoqualmie Interchange
- Area Zoning Study #7 – Duthie Hill Notch
- Area Zoning Study #8 – Fall City
- Area Zoning Study #9 – Snoqualmie Pass Subarea Plan
- Area Zoning Study #10 – Vashon Subarea Plan
- Area Zoning Study #11 – Highline Subarea Plan
- Area Zoning Study #12 – Carnation UGA Amendment
- Area Zoning Study #13 – North Bend UGA Amendment
- Area Zoning Study #14 – Cedar Hills/Maple Valley Subarea Plan
- Area Zoning Study #15 – Maple Valley Industrial
- Area Zoning Study #16 – Fairwood B
- Area Zoning Study: Taylor Mountain, Department of Natural Resources and Parks
- Area Zoning Study: Tall Chief, Department of Natural Resources and Parks
- Area Zoning Study: Urban Growth Area Technical Corrections, Department of Transportation



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #1**

**West Hill**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. BACKGROUND**

The Skyway – West Hill area is within the West King County Community Service Area (CSA). This area is contained within the Potential Annexation Area for the City of Renton.

Following the adoption of Motion 14221, King County staff provided technical assistance to the community planning process, primarily in the form of a dedicated staff person in the Department of Permitting and Environmental Review to research and write key sections of the plan. Since receiving the Skyway – West Hill Action Plan (SWAP) in June, 2015 from Skyway Solutions, the not-for-profit leading the community outreach and development of the SWAP, King County staff engaged in both internal and community-based discussions. One of the primary elements discussed was the implementation section and, specifically, prioritizing the capital projects. Section VI of the SWAP is a prioritized implementation schedule showing every goal and action from both the 1994 West Hill Community Plan and SWAP along with potential funding and community-preferred timeframes for project completion.

To address Motion 14221, a detailed community profile of Skyway-West Hill in the SWAP discusses income, race and education gaps and includes a lengthy analysis of housing affordability and inequities. The “Community Resources and Infrastructure” section outlines existing and needed physical infrastructure improvements in the community such as roads, bike lanes, trails, Skyway Park and health care. The SWAP planning process was guided by a citizen steering committee and involved the collection of 1,500+ surveys, five open houses and the distribution of over 5,000 informational flyers.

### **III. CONCLUSION AND RECOMMENDATION**

Recommendation: Adopt the SWAP as an addendum to the active 1994 West Hill Community Plan.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #2  
Fairwood (A) (Motion 14276)**

**Executive Recommended Plan**

**I. SUMMARY** Scope of Work from King County Council Motion 14351 references Motion 14276

On September 9, 2014, the King County Council adopted Motion 14276 directing the Executive to review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area and evaluate for re-designation to a higher density residential land use category, with for the purpose of potential development of a continuing care retirement community.

**II. POLICY CONTEXT**

The subject properties total 22.95 acres, are designated Urban Residential, Medium (UM) and the surrounding parcels are a mix of Community Business (CB,) and Urban Residential, High (UH.) A continuing care retirement community is defined as “senior citizen assisted housing” (King County Code 21A.06.1062.) This type of use is an outright permitted use in the UH land use designation. This area is contained in the Potential Annexation Area for the City of Renton.

**Comprehensive Plan**

The following policies are relevant to this proposal.

**U-121** Multifamily housing in the Urban Growth Area should be sited as follows:

- a. In or next to unincorporated activity centers or next to 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 housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern 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 larger sites.

- U-125** King County should support proposed zoning changes to increase density within the Urban Area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:
- a. The development will be compatible with the character and scale of the surrounding neighborhood;
  - b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;
  - c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas, either on site or in the vicinity of the proposed development;
  - d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; or
  - e. The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities.

### **King County Code**

In the King County Code Title 21A, the current zoning of R-6 would allow a maximum density of 9 du/acre and potentially 12 du/acre with the use of density incentives for housing occupied by seniors (KCC 21A.34.040.F.1.b and .c). Apartments and townhouses are permitted uses in the R-6 zone (and may be subject to conditional use permit). Senior Citizen Assisted Housing is currently not permitted in the R-6 zone unless located in a building listed on the National Register or designated as a King County landmark (KCC 21A.08.030.B.4). Senior citizen assisted housing is an outright permitted use the UH category – density greater than R-12 (twelve units per acre.)

**21A.06.1062 Senior citizen assisted housing.** Senior citizen assisted housing: housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen per unit, and may include the following support services, as deemed necessary:

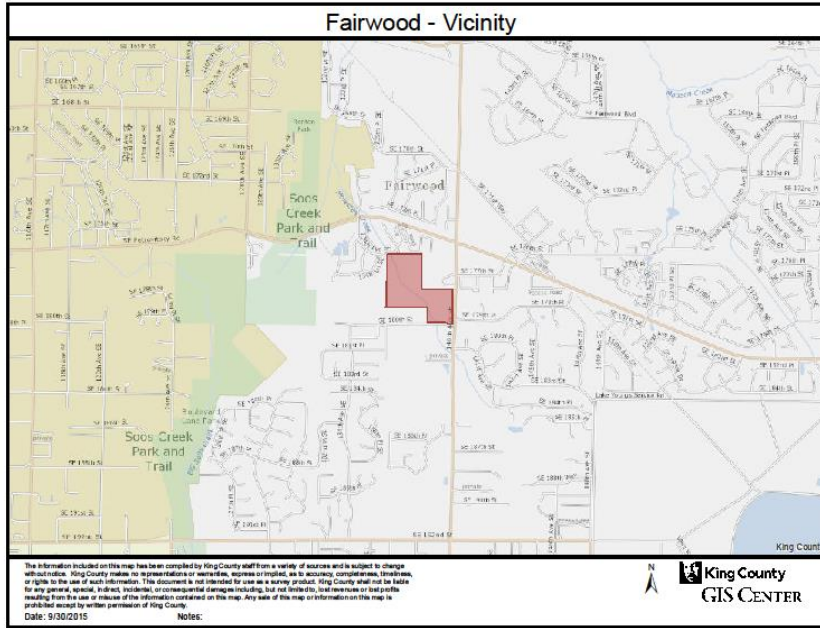
- A. Food preparation and dining areas;
- B. Group activity areas;
- C. Medical supervision; and
- D. Similar activities.

Area Zoning Study #2  
Fairwood A (Motion 14276)

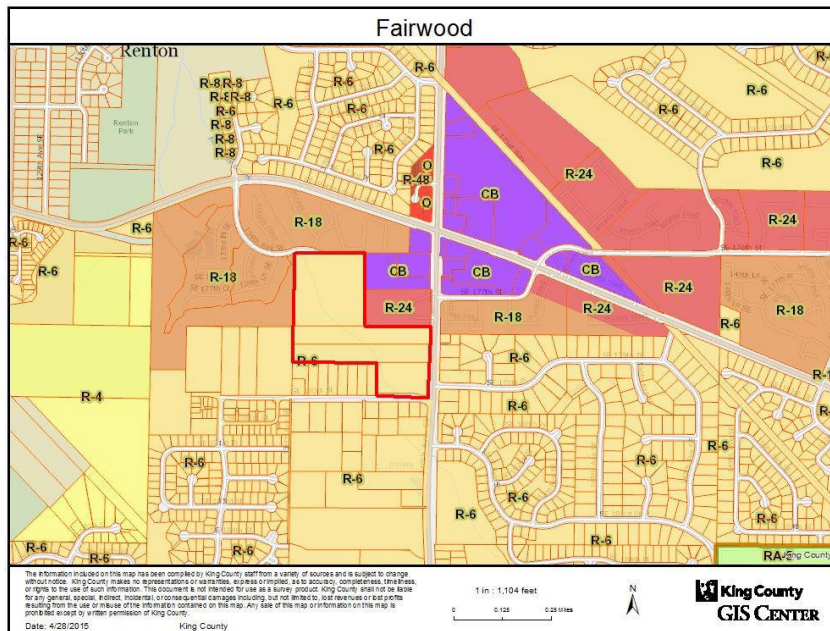
III. BACKGROUND INFORMATION

A. MAPS

i. Vicinity



ii. Zoning



## B. PARCEL INFORMATION

Current Comprehensive Plan Designation: *cb and uh and um*  
Current Zoning: R-6 (6 du/acre)  
Acreage: 22.95 acres (approx.)  
Council District: Reagan Dunn  
Potential Annexation Area: Fairwood/Renton  
School District: Kent #415  
Drainage Basin: Lower Cedar River  
Watershed: Cedar River/Lake Washington  
MPS Zones: 336 & 342  
Concurrency: Pass (2015, updated annually)  
Sewer & Water: Soos Creek Water & Sewer District  
Metro: Service available along 140<sup>th</sup> Ave SE and Petrovitsky Rd.

The four parcels are currently undeveloped. Prior application approvals on these parcels include the plat of Ridge at Molasses Creek (100 lots L05P0020) and Wayne's Place 20-unit condominium development. These projects were not constructed.

## C. LAND USE INFORMATION

Adjoining the site (4 parcels) are commercial properties, a church, a multi-family development to the north, 140<sup>th</sup> Ave SE to the east, and SE 180<sup>th</sup> St. and residential properties to the south. The proposed parcels represent a transition zone from more intensive land uses to the north to less intensive land uses moving south. The zoning of adjacent parcels is as follows:

- North: R-18
- South: R-6
- East: CB, R-24 & R-6
- West: R-18 & R-6

The site has three distinct and separated areas for future development (north, east and southeast). Critical areas (steep slopes, wetland, Molasses Creek) also impact the site.

## D. INFRASTRUCTURE

According to the Assessor's District and Development Report, the properties are outside the boundary of any water or sewer service district or agency.

There are several transportation-related development limitations associated with the parcels:

- Vehicular access, intersection spacing, sight distance, potential insufficient right-of-way for SE 180<sup>th</sup> St., bridge-type stream crossing, and sag are all transportation design issues. Variances to King County Road Standards may be required in order to develop the site.
- A second transportation issue relates to removal of the existing barricade and impacts to neighborhood circulation, traffic volumes and potential cut-through traffic.
- There may be potential level-of-service concerns with the intersection of SE Petrovitsky and 140<sup>th</sup> Ave SE (both designated as principal arterials). Developments



with 30 pm peak hour and 20 percent of the development generated trips may be problematic. A traffic study is underway by private developer(s) and results are pending. Prior traffic analysis by KCDOT indicated this intersection to be at a level-of-service "F". A project specific, detailed traffic impact analysis would be required with any future development application.

#### E. COMMUNICATION WITH CITY OF RENTON

Several phone calls were made to the Renton Planning Department staff regarding this study without a response. A formal letter with attachments was sent to the Planning Director on August 8, 2015 and no response was received.

#### IV. CONCLUSION & RECOMMENDATION

As noted above, several key infrastructure and mitigation issues would need to be addressed with any future development. However, none of these are deemed to prevent future development and are applicable to all types of development. If the zoning were to increase to R-18, the Comprehensive Plan designation would require a change to Urban Residential-high (uh). While not the land use discussed in the motion, the use of these parcels, either as single family or multi family would be permitted and is consistent with the comprehensive plan. Assuming the required buffers and mitigation measures are installed, this could be compatible with the surrounding neighborhoods.

A rezone of the northern parcel to R-18 would be consistent with adjacent, existing land uses. The R-18 zone would allow senior citizen assisted housing. Apartments and townhomes are permitted in the R-12 through R-48 zones.

The southern parcels could remain at R-6 (6 du/acre) which would allow apartments, townhomes as well as single family detached residences, including cottage housing (subject to a conditional use permit). As noted previously, higher densities are feasible through the use of density incentives.

#### Recommendation:

Change land use designation on parcel 3423059035 to "uh" (Urban High; Urban Residential >12 du/ac)












Change zoning on parcel 3423059035 to R-18 match the parcels to the north and west

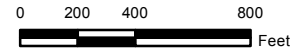
Retain the existing land use designation and R-6 zoning on the other three parcels (3423059031, 3423059034, and 3423059061.)



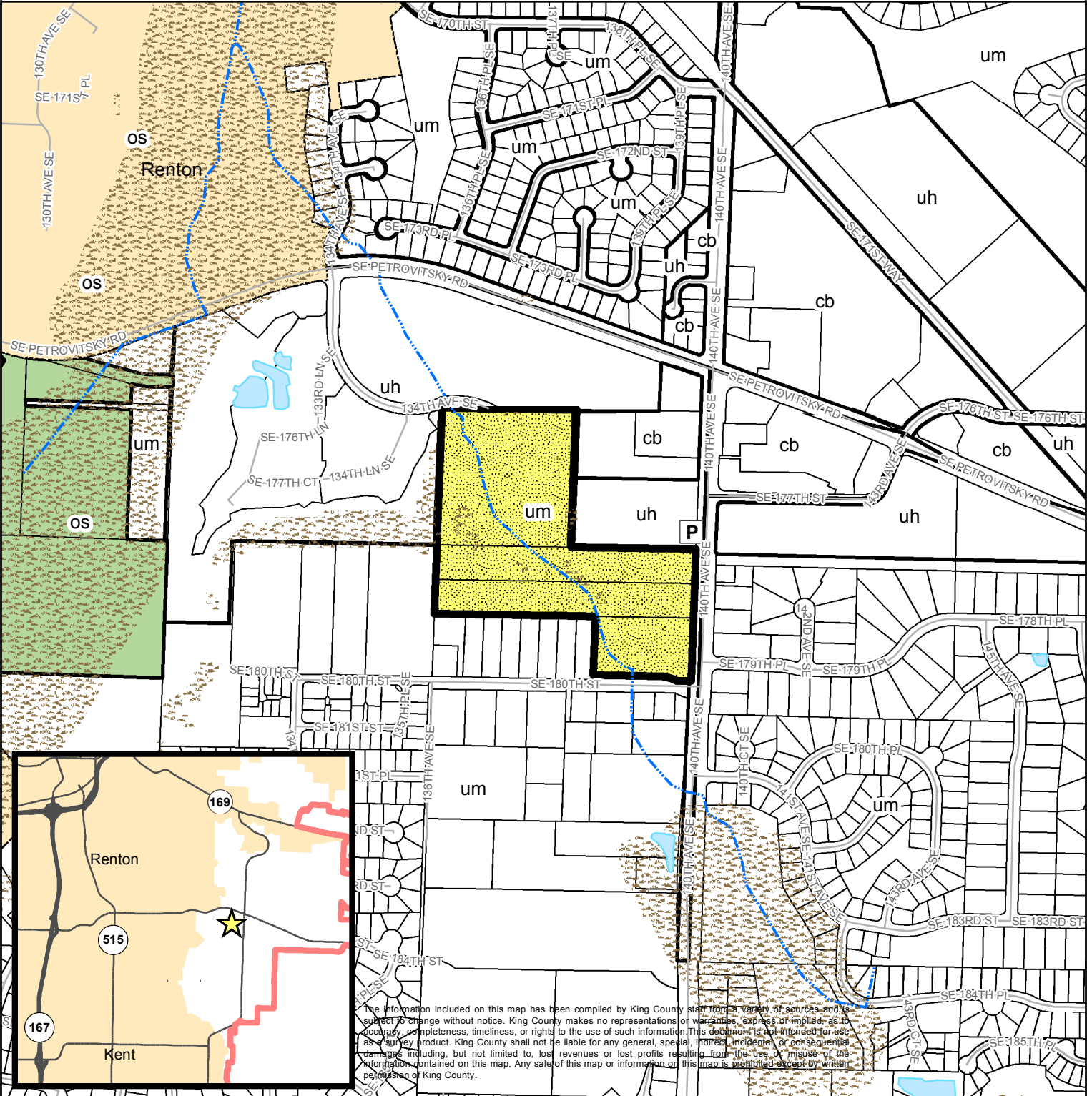
# Area Zoning Study #2 – Fairwood (Motion 14276)

## 2016 King County Comprehensive Plan Land Use Proposals

- |  |   |                                     |
|--|---|-------------------------------------|
|  Study Area            |  Park & Ride | cb Community Business               |
|  CPLU                  |  Streams     | os KC Open Space System             |
|  Wetland & Steep Slope |  Railroads   | uh Urban Res., High (>12du/acre)    |
|  Incorporated Area     |  Waterbodies | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels     |                                     |
|  Parks & OS            |   |                                     |














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# Area Zoning Study #2 – Fairwood (Motion 14276)

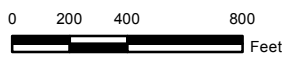
## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels


- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office



N

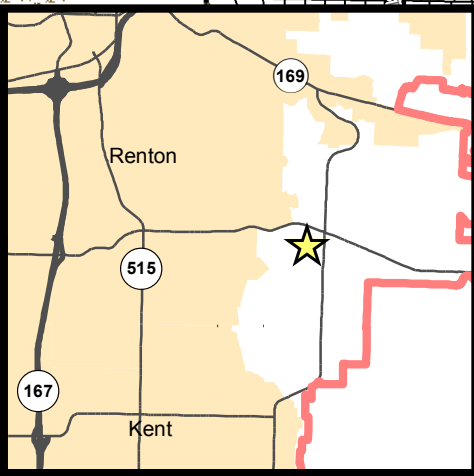
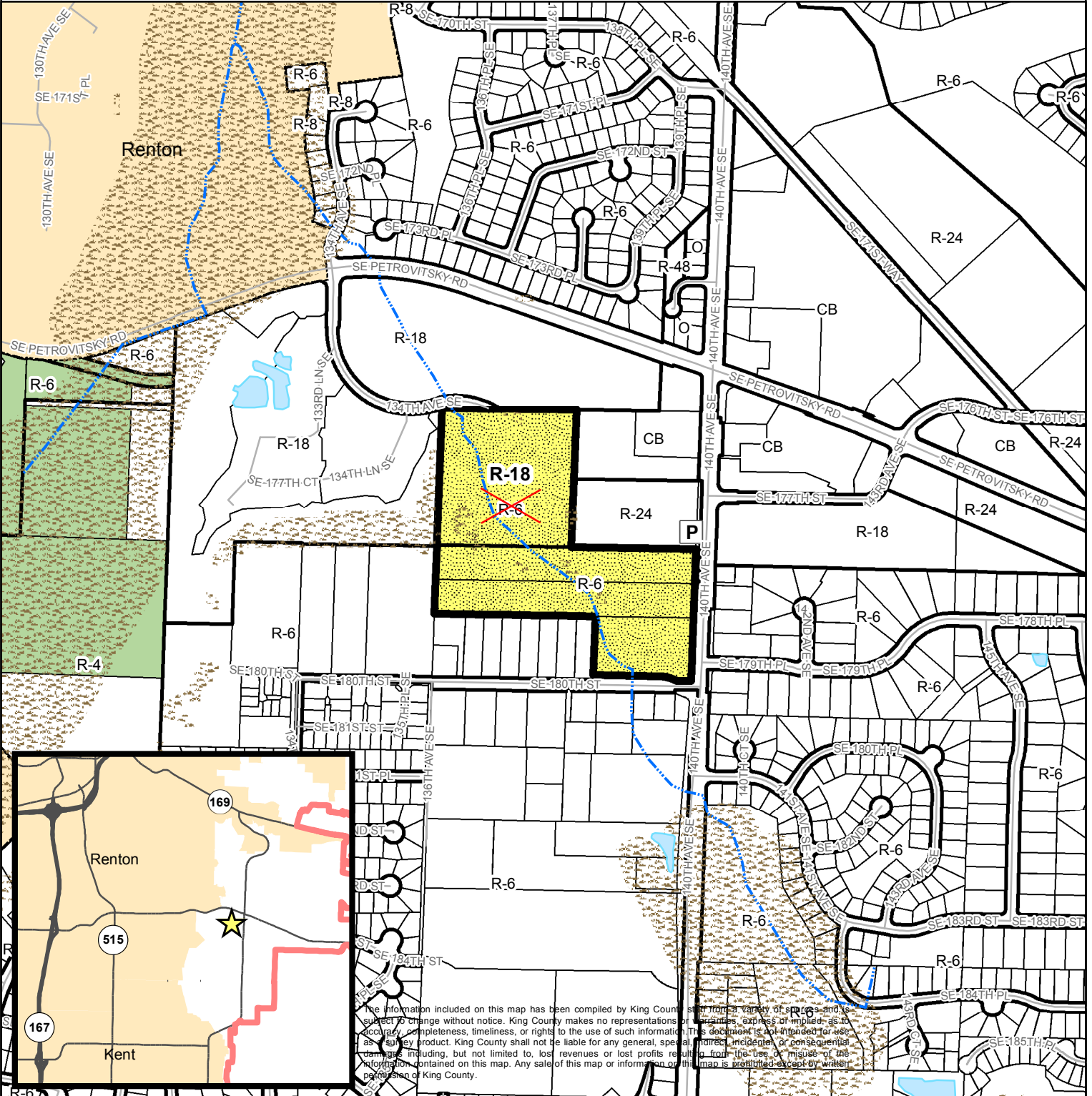


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


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# Area Zoning Study #2 – Fairwood (Motion 14276)

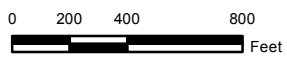
## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels


- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office



N

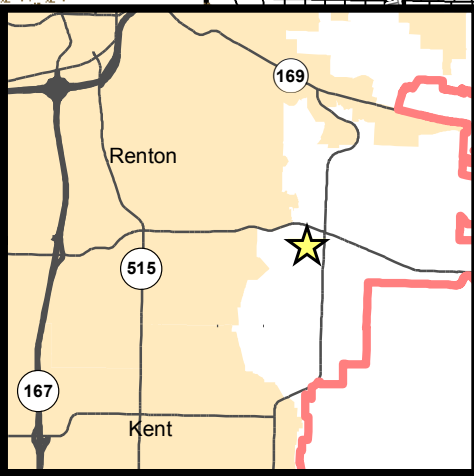
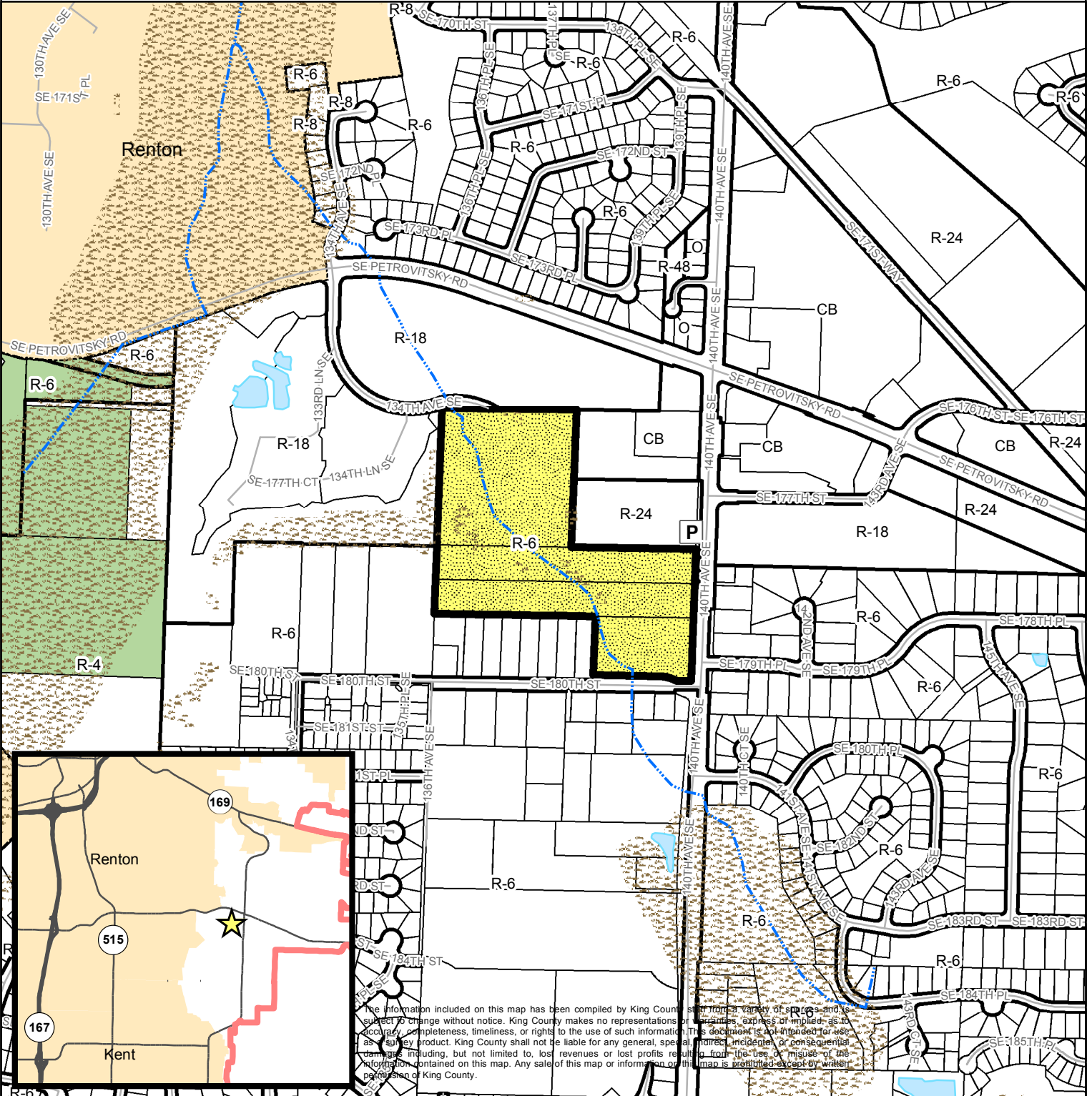


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**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #3  
Federal Way (Motion 14276)**

**Executive Recommended Plan**

**I. SUMMARY** Scope of Work from King County Council Motion 14351 references Motion 14276:

On September 9, 2014 the King County Council adopted Motion 14276 directing the Executive to review the Comprehensive Plan land use designations and implementing zoning on parcel 2821049171 (1.45 acres) and the surrounding area, and evaluate whether to redesignate the parcel to a higher density land use category that would allow mixed-use development of condominiums and ground-floor retail.

**II. POLICY CONTEXT**

The parcel is located in the East Federal Way potential annexation area and is adjacent to the City of Federal Way's boundary. The current comprehensive plan land use designation of the property and surrounding area is Urban Residential, Medium (UM). The UM designation allows residential development at densities ranging from four units per acre up to twelve. The request for mixed-use development would require a re-designation to Neighborhood Business Center and rezone to Neighborhood Business (NB).

The Comprehensive Plan policies related to Commercial Land Uses in the Unincorporated Urban Area and Neighborhood Business Centers are found at U-164 to U-168. Importantly, the policies require a subarea plan for establishing new NB parcels.

**U-165** Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers *shall only be permitted through a subarea planning process*. Redevelopment of existing neighborhood business centers is encouraged. (*Emphasis added*)

The following criteria affect both the designation of new Neighborhood Business Centers and the expansion of existing Centers.

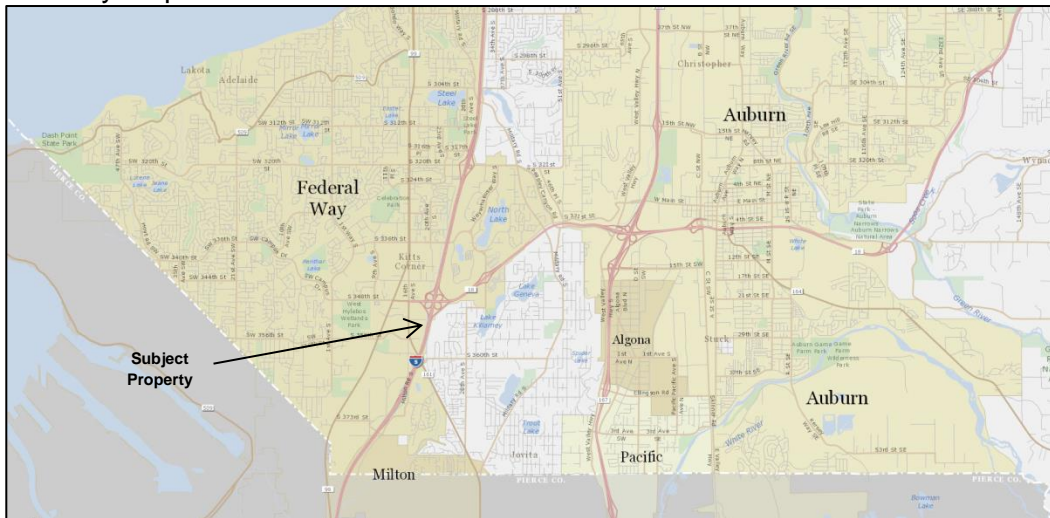
**U-167** The specific size and boundaries of neighborhood business centers should be consistent with the criteria listed below.

- 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 within walking distance of transit corridors or transit activity centers; and
- d. Located one to three miles from another neighborhood business center.

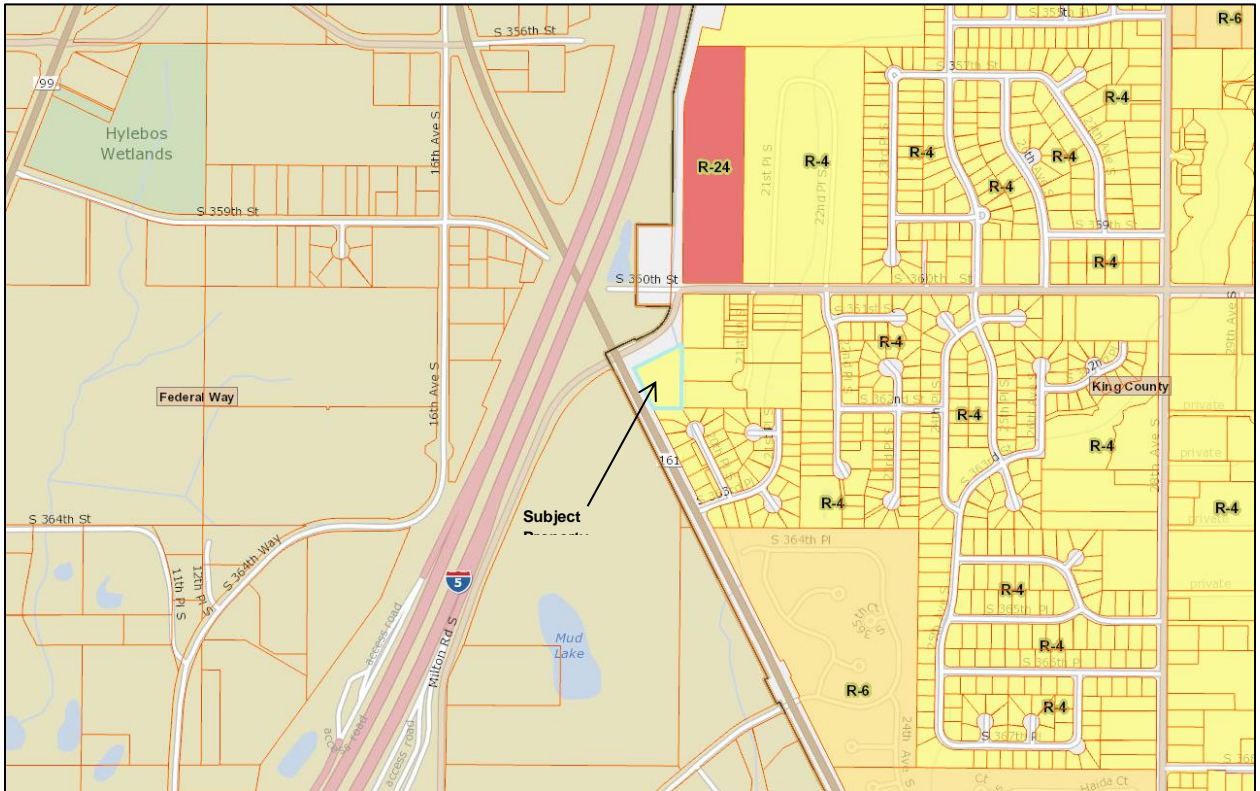
### III. BACKGROUND INFORMATION

#### A. MAPS

##### i. Vicinity Maps



Area Zoning Study #3  
Federal Way (Motion 14276)



ii. Parcel Map with Aerial Photo:





## B. PARCEL INFORMATION

This 1.45-acre parcel is located at the SE corner of the intersection of SR 161 (Enchanted Parkway) and S 360<sup>th</sup> Street, just outside of the city limits of Federal Way. I-5 lies about 400 feet west of the property, but there is no freeway interchange in the immediate vicinity as Enchanted Parkway crosses over I-5 without connecting to it.

## C. LAND USE INFORMATION

The property is currently zoned R-4 and the comprehensive plan designation is UM, or Urban Residential -Medium. The property abuts the rear yard of developed residential property of a subdivision to the south, and several undeveloped lots to the east that are also zoned R-4.

Under the current zoning designation, at 4 dwelling units per acre, 6 dwelling units could be situated on the property without density incentives. Residential development of this property would likely be in the form of apartments or townhomes.

For this property to develop with retail, office or a mixed-use development, a comprehensive plan land use designation change to Neighborhood Business Center, and then a rezone of the property to NB (Neighborhood Business) would need to occur. Creating a new Neighborhood Business Center requires subarea planning accordance with policy U-165. Policy U-167 would guide the creation of a new Neighborhood Business Centers.

## D. INFRASTRUCTURE

Access to the property is from SR 161 on the west side of the property. The distance of this property from the intersection with S 360<sup>th</sup> Street will be one of the significant challenges with the development potential of this property. Any development will likely generate additional trips onto the roadway system. It is unknown at this time the traffic impacts associated with this property.

The property is located in the Lakehaven Utility District, which will provide sewer service. Water service would likely be provided by the City of Federal Way.

## E. ENVIRONMENTAL

The property is designated as being located within a Class 2 Critical Aquifer Recharge Area.

County records indicate there is a wetland in the northern portion of the property and a Type F stream (Hylebos Creek) that flows along the property's eastern boundary. Depending on the size, shape, and classification of these critical areas, a significant portion of the property will be undevelopable and retained in critical area buffer and structure setbacks. These critical areas make it impractical to conjoin and develop this property with the similarly-zoned properties to the east, with access north to S 360<sup>th</sup> Street via 21<sup>st</sup> Lane S. Furthermore, the critical areas would necessitate locating the development as close as possible to SR 161.

Given the location and site constraints, noise and traffic will be key issues at this location.

## F. COMMUNICATION WITH THE CITY OF FEDERAL WAY

The City of Federal Way was contacted by King County as part of the outreach for this study. The City did not express any reservations about changing the designation of the property to allow retail, office or mixed uses on this site that would capitalize on the location adjacent to Enchanted Parkway.

#### G. COMMUNICATION WITH THE PROPERTY OWNER

A letter was sent to the property owner informing them of the area zoning study and asking for their input. Upon receipt of the letter, the owner contacted County planning staff and indicated support for the proposed change. Although there were no specific plans to develop at this time, the owner's long-term plans are to develop the property with commercial or mixed-uses.

#### H. PROPERTY SITE VISIT

King County staff visited the property to observe current conditions. The property is heavily vegetated with native northwest trees and shrubs. It slopes gently down from west to east. There is a stream flowing from north to south along the property's eastern boundary. There are retaining walls supporting the roadway along the northern third of the property's frontage on Highway 161. The property frontage on Highway 161 is within the area of normal queuing for the intersection, which will present challenges regarding the potential use of the property.

### IV. CONCLUSION & RECOMMENDATION

The property complies with the criteria for establishment or expansion of a neighborhood business center in policies U-167 and others. It is 1.45 acres in size. It is located where it could provide convenience shopping for greater than 8,000 people. The property is located on a transit route served by Pierce County Transit. The property is located 1.7 miles from the nearest neighborhood business center in unincorporated King County. There is a larger commercial activity center located north on Highway 161, approximately 0.5 miles north of the property, in the City of Federal Way.

#### Recommendation:

Change land use on parcel 2821049171 to Neighborhood Business Center








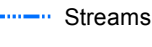

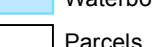

Change zoning on parcel 2821049171 to Neighborhood Business.





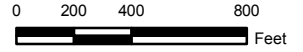
# Area Zoning Study #3 – Federal Way (Motion 14276)

## 2016 King County Comprehensive Plan Zoning Proposals

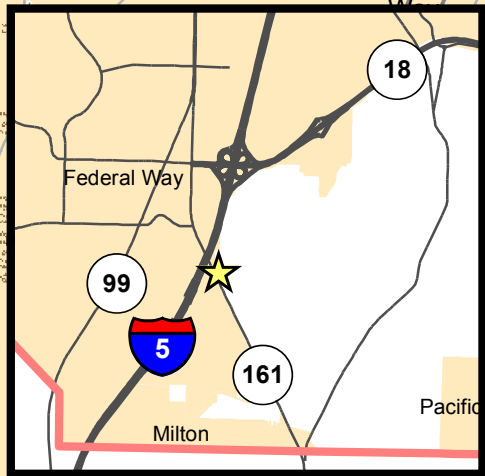
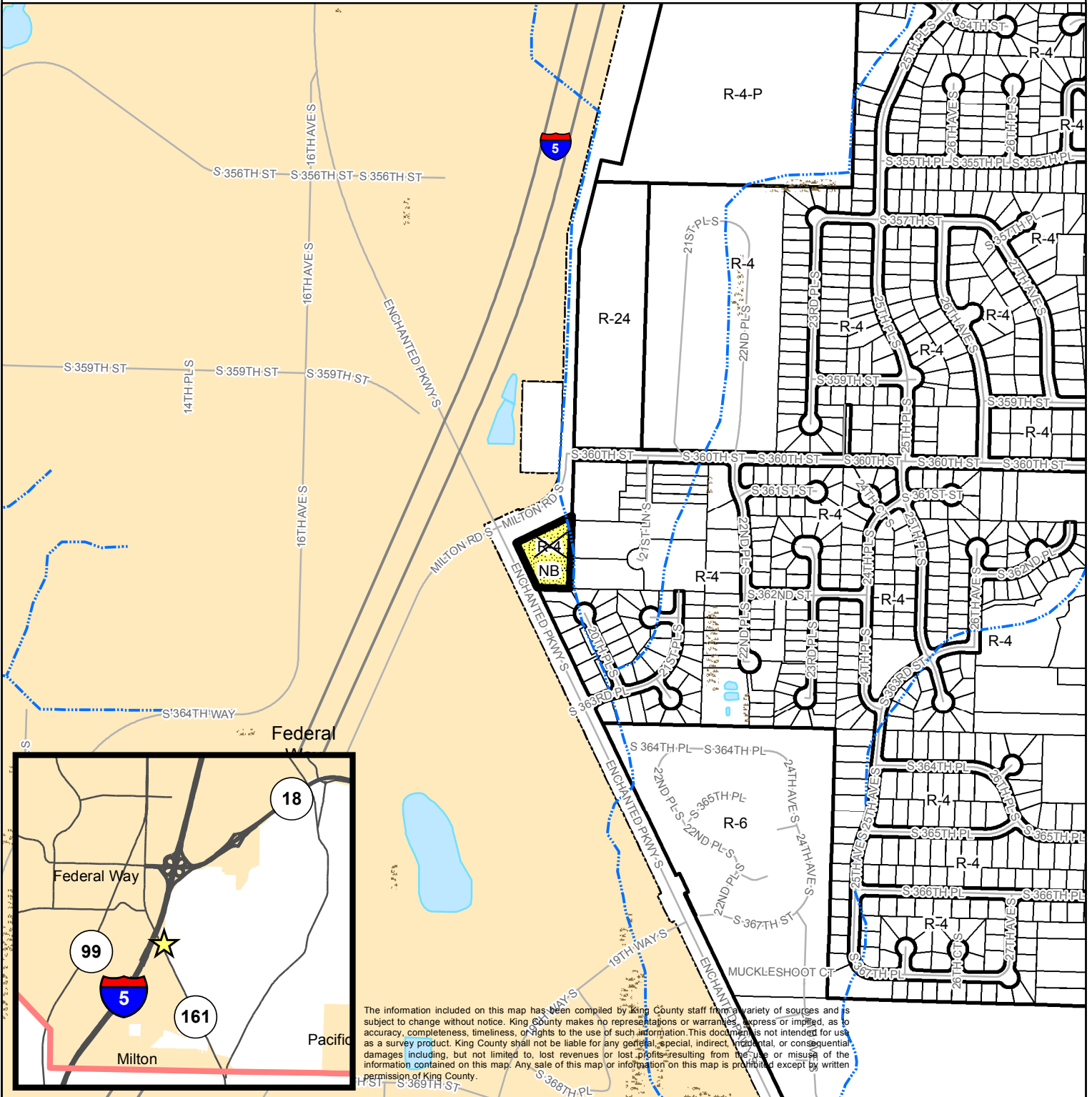
-  Study Area
-  Wetland & Steep Slope
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-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-4-P Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-24 Residential, 24 DU per acre
- NB Neighborhood Business

P = parcel specific development condition



Date: 1/26/2016



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**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #4  
Allison SDO Removal Request**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

Remove the Special District Overlay (SO-230) from tax parcel 3224079134 (Allison Property), and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10

**II. POLICY CONTEXT**

According to staff from the Department of Natural Resources and Parks (DNRP), this Special District Overlay (SDO) came from the 1990 Snoqualmie Valley Community Plan (SQP). Policy SQP-48 of the plan stated that in order to minimize risks to public safety and property damage, certain environmentally sensitive areas should be designated one home to 10 acres. The sensitive areas included flood, landslide and erosion hazard areas. It appears that during the zoning conversion in the mid-1990s, the rationale for this limitation was shortened to just flood hazards even though other critical areas were also protected under the original zoning. There is no supporting documentation in the zoning conversion as to why this particular area was given this SDO.

The County's Sensitive Areas Ordinance and the King County Surface Water Design Manual were adopted in 1990; both have been updated numerous times over the past 25 years to reflect best available science and include very rigorous standards for protecting critical areas and controlling runoff and sedimentation during the development process. The removal of the SDO from the four properties south of I-90 would result in the ability to create one additional lot which, if developed under current standards, would not likely result in any significant flooding or sedimentation issue.

In 2004, the zoning code was amended to allow variances from special district overlays in K.C.C. 21A.38. Prior to that time, variances from SDO requirements were prohibited. Mr. Allison has had several meetings/discussions with Department of Permitting and Environmental Review (DPER) staff and has been informed that pursuing a zoning variance is an option for him to pursue and that he should prepare an application for a Critical Area Designation to start that process. The criteria for granting a variance include the following:

**K.C.C. 21A.44.030 Variance.** A variance shall be granted by the county, only if the applicant demonstrates all of the following:

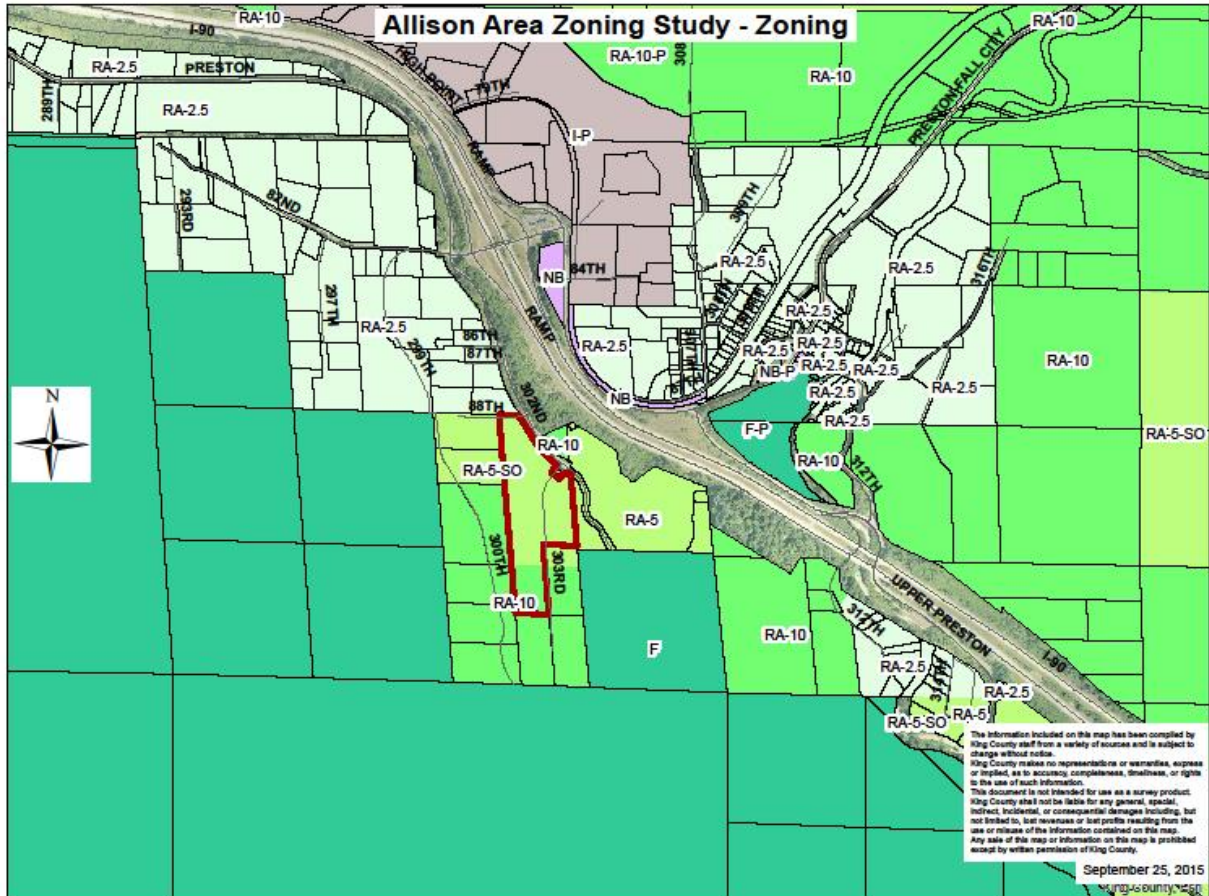
- A. The strict enforcement of this title creates an unnecessary hardship to the property owner;
- B. The variance is necessary because of the unique size, shape, topography or location of the subject property;
- C. The subject property is deprived, under this title, of rights and privileges enjoyed by other properties in the vicinity and under an identical zone;
- D. The variance does not create health and safety hazards, is not materially detrimental to the public welfare or is not unduly injurious to property or improvements in the vicinity;
- E. The variance does not relieve an applicant from any of the procedural provisions of this title;
- F. The variance does not relieve an applicant from any standard or provision that specifically states that no variance from that standard or provision is permitted;
- G. The variance does not relieve an applicant from conditions established during prior permit review;
- H. The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located;
- I. The variance does not allow the creation of lots or densities that exceed the base residential density for the zone by more than ten percent;
- J. The variance is the minimum necessary to grant relief to the applicant;
- K. The variance from setback or height requirements does not infringe upon or interfere with easement or covenant rights or responsibilities;
- L. The variance does not relieve an applicant from any provisions of K.C.C. 21A.24, Critical Areas; and
- M. Within a special district overlay, the variance does not:
  - 1. Modify, waive or define uses;
  - 2. Waive requirements for special studies or reports; or
  - 3. Reduce vegetation retention standards by more than a total of ten percent

Assuming there is adequate area outside of critical areas to construct three homes with septic and access, it does not appear that any of the criteria for approving a variance would be difficult to demonstrate and it is very likely that the County would recommend approval of such a request.



### III. BACKGROUND INFORMATION

#### A. MAPS



#### B. PARCEL INFORMATION

The Allison Property is approximately 20 acres in size and is currently undeveloped. The site is located on 302nd Ave SE near the Preston Exit. 302nd Ave SE runs parallel to I-90 on the southern side. The Preston Athletic Field is on the opposite side of I-90 to the north. The site has been given an erosion sensitive restrictive overlay (SO-230), but no delineation study has been performed.

The property owner is seeking to short plat the site into 3 parcels, and contends the SDO designation is unclear, inaccurate and unduly restricts short platting and use of this forested, moderately-sloped acreage. The overlay SO-230 specifically concerns Floodplain Density. This property does not appear to be in an identified floodplain and there is no County documentation showing it to be of any special concern for downstream flooding. There appear to be no steep slopes identified on the property at this time.

### C. LAND USE INFORMATION

SO-230 requires all "development" to be "clustered" outside of erosion-sensitive areas, and also limits density to "one home per 10 acres". A majority of the properties to the south, north, west and east have zoning designations of RA-5 and RA-10 with no special district overlay. The three other properties in the area that were also given this special district overlay (SDO) have already been subdivided into five acre lots; two have been developed with single family residences.

As shown on zoning map above, all but two of the twelve parcels that adjoin the Allison property are five acre tracts that were created through short plats that were recorded between 1979 and 1994. While these lots are all zoned RA-5-SO and RA-10, the effective zoning in the area, with the exception of the Allison property, is one dwelling unit per five acres. The property east of the Allison property is a 24 acre mobile home park and north of Allison's is public right of way and one RA 2.5 zoned piece of property.

All of the parcels in the vicinity of the Allison property have been developed to their zoning potential or above. The mobile home park has approximately 40 units, or almost two units per acre, while the remaining adjoining lots were short platted into five acre parcels. Under the existing zoning, Allison could short plat his property into two ten acre lots. If the SDO were removed, Allison could get one additional lot.



In the Mitchell Hill area, over half the lots that were overlain with this SDO are not located within an erosion hazard area and have already been developed into five acre tracts. In this case, the SDO was applied to portions of four tax parcels but only one (Allison) is potentially impacted by the SDO. The mobile home park, which contains a large mapped wetland and perennial stream and has a much higher potential for exacerbating flooding or sedimentation problems, was not included in this SDO.

#### **IV. CONCLUSION AND RECOMMENDATION**

Recommendations: Remove this condition from the Allison property and the application of this SDO to the other three RA-5 (SO) zoned properties south of I-90. In practical terms, this will affect only the Allison property because it has additional development potential and the others are already developed.

- Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10
- Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, 3224079021
- Remove the "SDO" from one adjacent RA-5 (SO)/RA-10 zoned property; parcel 3224079136

There are no Land Use changes to these parcels.









**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #5  
Timmerman Docket Request**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

Timmerman Docket request: 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.

**II. BACKGROUND**

This property is within the Urban Growth Area (UGA) northeast of the City of Sammamish. It is approximately twelve acres and zoned R-1-P.

The Timmermans have sold the property and new owners (P and J Husting) are living onsite now. The new owners have obtained permits from the Department of Permitting and Environmental Review (DPER) and constructed a large home on the property this year.

Since Docket Requests must be submitted and signed by property owners, DPER has determined this request is no longer eligible. If the new property owners are interested in a land use or zoning change, they may submit a site specific land use amendment or zoning reclassification application or future docket request.

**III. CONCLUSION AND RECOMMENDATION**

Recommendation: Withdraw and not act on this Docket Request.





## King County

### 2016 King County Comprehensive Plan Update Area Zoning Study #6 **Snoqualmie Interchange**

## **Executive Recommended Plan**

#### **I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

For the 2016 Comprehensive Plan update, King County received both an Area Zoning Study request (above) and a Comprehensive Plan Docket request filed by the City of Snoqualmie to review land use designations and implementing zoning on the north side of the I-90/SR-18 interchange to convert the parcels from rural to urban. This report addresses the Area Zoning Study as included in the Scope of Work Motion and, specifically, the process and implications to include this land in the Urban Growth Area (UGA). This same area has been reviewed for conversion from rural to urban twice before: during the 2008 Comprehensive Plan and the 2012 Comprehensive Plan. Both previous requests were denied.

#### **II. POLICY CONTEXT**

Adopted policies relevant to and influencing a decision on this request are found in three documents – Countywide Planning Policies, 2012 Comprehensive Plan and the King County Code.

##### Countywide Planning Policies

**DP-15** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the

Area Zoning Study #6  
Snoqualmie Interchange

- proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area;or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or

DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

2012 Comprehensive Plan

- RP-203** The county shall not forward to the Growth Management Planning Council, for its recommendation, any proposed expansion of the UGA unless the proposal was either
- a. Included in the scoping motion or an area zoning study of the proposal was included in the public review draft of proposed King County Comprehensive Plan updates; or
  - b. Subjected to the hearing examiner process for site specific map amendments as contemplated by the King County Code.
- U-102** The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that 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;
  - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
  - c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
  - d. 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;
  - e. Are included within the Bear Creek Urban Planned Development sites; and
  - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-186** 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.
- U-187** 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;
  - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
  - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.

- U-189** Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. 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.
- U-190** King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.
- R-203** 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 the Countywide Planning Policies.

King County Code

**K.C.C .20.18.030.C General procedures.** The urban growth area boundaries shall be reviewed in the context of the four-year cycle and in accordance with countywide planning policy FW-1 and RCW 36.70A.130.

**K.C.C. 20.18.170 and .180** outline the process and criteria for adding rural lands to the UGA through the Four-to-One Program. While there has been no formal proposal, the Scope of Work suggests the use of this program and these code sections are shown below.

**20.18.170 The four to one program – process for amending the urban growth area to achieve open space.**

A. The total area added to the urban growth area as a result of this program shall not exceed four thousand acres. The department shall keep a cumulative total for all parcels added under this section. The total shall be updated annually through the plan amendment process.

B. Proposals shall be processed as land use amendments to the Comprehensive Plan and may be considered in either the annual or four-year cycle. Site suitability and development conditions for both the urban and rural portions of the proposal shall be established through the preliminary formal plat approval process.

C. A term conservation easement shall be placed on the open space at the time the four to one proposal is approved by the council. Upon final plat approval, the open space shall be permanently dedicated in fee simple to King County.

D. Proposals adjacent to incorporated area or potential annexation areas shall be referred to the affected city and special purpose districts for recommendations. (Ord. 17485 § 9, 2012; Ord. 16263 § 5, 2008; Ord. 14047 § 9, 2001).

**20.18.180 The four to one program – criteria for amending the urban growth area to achieve open space.** Rural area land may be added to the urban growth area in accordance with the following criteria:

A. A proposal to add land to the urban growth area under this program shall meet the following criteria:

1. A permanent dedication to the King County open space system of four acres of open space is required for every one acre of land added to the urban growth area;
2. The land shall not be zoned agriculture (A);
3. The land added to the urban growth area shall:
  - a. be physically contiguous to urban growth area as adopted in 1994, unless the director determines that the land directly adjacent to the urban growth area contains critical areas that would be substantially harmed by development directly adjacent to the urban growth area and that all other criteria can be met; and
  - b. not be in an area where a contiguous band of public open space, parks or watersheds already exists along the urban growth area boundary;
4. The land added to the urban growth area shall be able to be served by sewers and other urban services;
5. A road serving the land added to the urban area shall not be counted as part of the required open space;
6. All urban facilities shall be provided directly from the urban area and shall not cross the open space or rural area and be located in the urban area except as permitted in subsection E of this section;
7. Open space areas shall retain a rural designation;
8. The minimum depth of the open space buffer shall be one half of the property width, unless the director determines that a smaller buffer of no less than two hundred feet is warranted due to the topography and critical areas on the site, shall generally parallel the urban growth area boundary and shall be configured in such a way as to connect with open space on adjacent properties;
9. The minimum size of the property to be considered is twenty acres. Smaller parcels may be combined to meet the twenty-acre minimum;
10. Urban development under this section shall be limited to residential development and shall be at a minimum density of four dwelling units per acre; and
11. The land to be retained in open space is not needed for any facilities necessary to support the urban development; and

B. A proposal that adds two hundred acres or more to the urban growth area shall also meet the following criteria:

1. The proposal shall include a mix of housing types including thirty percent below-market-rate units affordable to low, moderate and median income households;
2. In a proposal in which the thirty-percent requirement in subsection B.1 of this section is exceeded, the required open space dedication shall be reduced to three and one-half acres of open space for every one acre added to the urban growth area;

C. A proposal that adds less than two hundred acres to the urban growth area and that meets the affordable housing criteria in subsection B.1. of this section shall be subject to a reduced open space dedication requirement of three and one-half acres of open space for every one acre added to the urban growth area;

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Snoqualmie Interchange

D. Requests for redesignation shall be evaluated to determine those that are the highest quality, including, but not limited to, consideration of the following:

1. Preservation of fish and wildlife habitat, including wildlife habitat networks, and habitat for endangered and threatened species;
2. Provision of regional open space connections;
3. Protection of wetlands, stream corridors, ground water and water bodies;
4. Preservation of unique natural, biological, cultural, historical or archeological resources;
5. The size of open space dedication and connection to other open space dedications along the urban growth area boundary; and
6. The ability to provide extensions of urban services to the redesignated urban areas; and

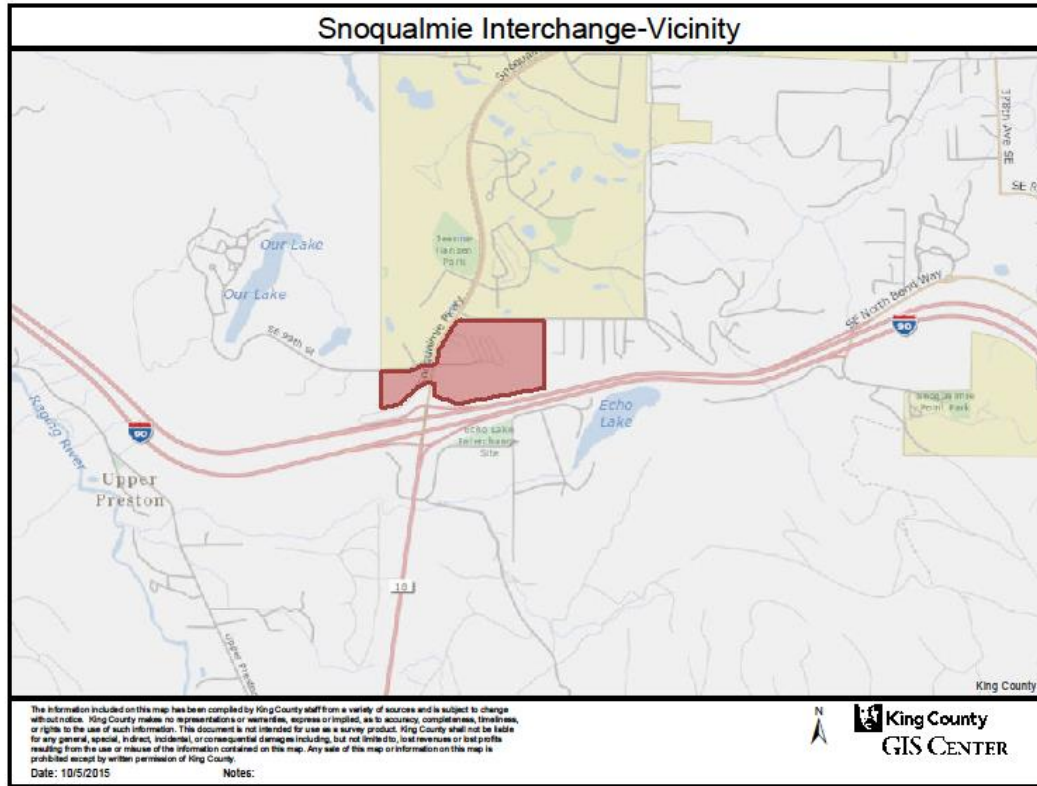
E. The open space acquired through this program shall be preserved primarily as natural areas, passive recreation sites or resource lands for farming and forestry. The following additional uses may be allowed only if located on a small portion of the open space and provided that these uses are found to be compatible with the site's natural open space values and functions:

1. Trails;
2. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and K.C.C. chapter 21A.24; and
3. Active recreation uses not to exceed five percent of the total open space area. The support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the total acreage of the active recreation area. The entire open space area, including any active recreation site, is a regional resource. It shall not be used to satisfy the on-site active recreation space requirements in K.C.C. 21A.14.180 for the urban portion of the four to one property. (Ord. 17485 § 10, 2012; Ord. 16263 § 6, 2008; Ord. 15606 § 1, 2006; Ord. 14047 § 10, 2001).

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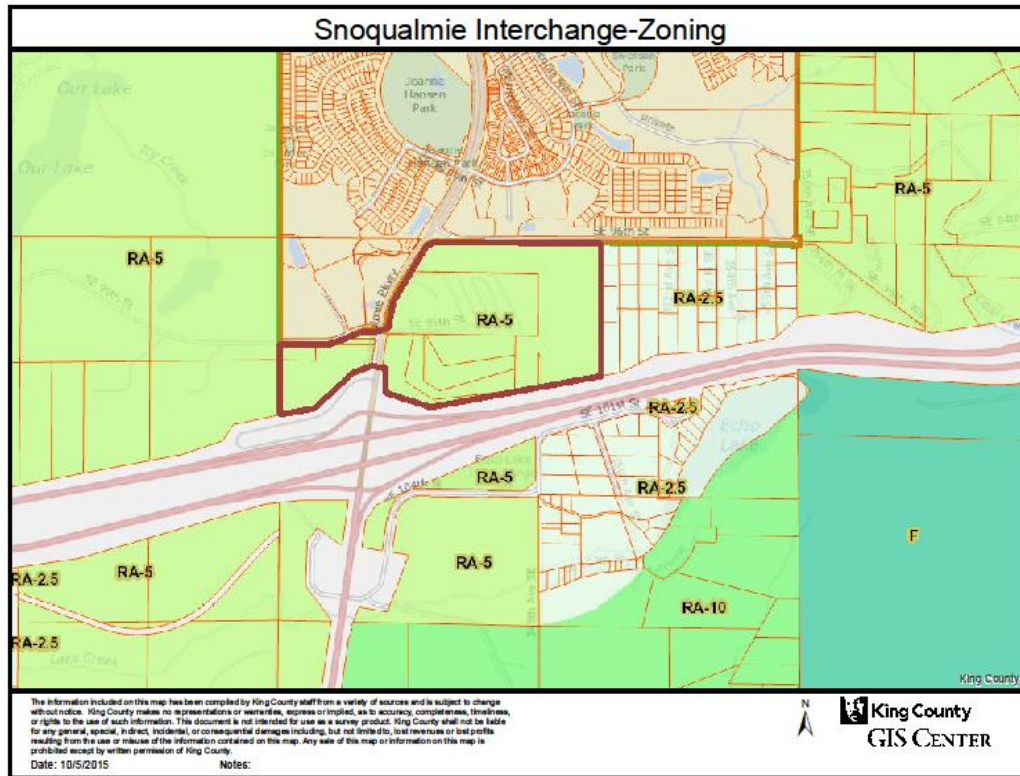
III. BACKGROUND INFORMATION

- A. MAPS
  - i. Vicinity



## Area Zoning Study #6 Snoqualmie Interchange

### ii. Zoning:



### B. PARCEL INFORMATION

The study area, comprised of nine parcels, is adjacent to the City of Snoqualmie city limits to the north and to the urban growth boundary on the south. The study area is approximately 84 acres in size (11.5 acres on the west side of Snoqualmie Parkway and 72.5 on the east side); the parcels are owned by four different property owners. The largest land holder (51.6 acres) is Puget Western, Inc.

SE 99<sup>th</sup> Street extends east and west of Snoqualmie Parkway, providing vehicular access to several parcels, including Snoqualmie Valley Hospital on the north side of SE 99<sup>th</sup>. The parcels in the study area are all zoned RA-5 (1 du/five acres, min. lot size of 3.75 acres) and have a Comprehensive Plan land use designation of "Rural".

The study area was identified as a joint planning area in the 1990 Interlocal Agreement that preceded the Snoqualmie Ridge annexation. The joint planning area was resolved in 2001 with the implementation of the Snoqualmie Preservation Initiative.

### C. LAND USE INFORMATION

The study area is comprised completely of property zoned RA-5. Property in this zone may develop at a residential density of 1 du/5acres (or approximately 16 new homes). All but one of the nine parcels is vacant. The parcel on the east side of Snoqualmie Parkway is



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owned by King County Public Hospital District 4 and is a former camping park.

The zoning of adjacent parcels is as follows:

- North: Mixed Use (City of Snoqualmie)
- South: RA-5 and RA-2.5 (south of I-90)
- East: RA-2.5
- West: RA-5

The study area is within the Mountains to Sound Greenway, the corridor along I-90 that has been the focus of a major effort to preserve the natural scenic character of this area. Comprehensive Plan Policy T-316 states that “King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources...along the Mountains to Sound Greenway.”

#### D. INFRASTRUCTURE

According to the Assessor’s District and Development Report, all properties in the study area lie outside any sewer or water district. The former camping park is served by a private septic system and well. The study area is within a travel shed that passes transportation concurrency. As noted, portions of SE 99<sup>th</sup> Street (a public road) extend to several of the nine parcels. Snoqualmie Parkway between SE 99<sup>th</sup> Street and the I-90 interchange is in unincorporated King County; the Parkway north of SE 99<sup>th</sup> Street is within and maintained by the City of Snoqualmie.

#### E. ENVIRONMENTAL

There are no mapped environmental, seismic or landslide hazards, although all parcels are mapped with some degree of erosion hazard. No floodway or floodplain conditions are present on the property. The property slopes downward from the northeast to the southwest.

### IV. Previous Analysis

This the third time since 2008 that the land use at the interchange has been proposed for redesignation from rural to urban. The current land use for this area was established with the adoption of the 2001 Snoqualmie Urban Growth Area Subarea Plan, a joint effort by King County and the City of Snoqualmie. A goal of the Snoqualmie Preservation Initiative, as the planning effort was called, was to finalize the UGA adjacent to the City of Snoqualmie. The plan:

- Added to the City of Snoqualmie 521 acres of land due south of the City;
- Added to the City of Snoqualmie an additional 209 acres northwest of the City; and
- Removed from the UGA 214 acres south of I-90.

The plan specifically addressed lands around the interchange concluding that the addition of any of these lands would conflict with the policy goals of both King County and the City. The plan further elaborated on the goals of the City stating, “The City does not want to promote commercial uses near the I-90 interchange that would compete with retail businesses in the City, and that would discourage travelers from coming into the City for goods and services. The City has planned for more than 110 acres for office/light industrial uses to accommodate over 5,000 jobs. Transportation oriented commercial uses are adequately provided for at Exit 31 and

Exit 34 in North Bend.”

As part of the 2012 Comprehensive Plan update, the City of Snoqualmie contended that it was entitled to a UGA expansion based on a novel reading of the Growth Management Act, coupled with a “retail leakage” study. King County determined that Snoqualmie’s methodology was not supported by the Growth Management Act, Countywide Planning Policies or King County Code (i.e., it focused on retail leakage rather than on adopted countywide employment targets). Furthermore, even accepting the City’s methodology, the facts did not demonstrate a lack of commercial capacity within the City.<sup>1</sup>

The decision was made to retain the rural land use designation and zoning for the study area, reaffirming the decision to maintain the UGA in 2008, and upholding the 2001 Subarea Plan, referenced above. The City subsequently sued the County. On appeal, the Growth Management Hearings Board affirmed the County’s decision. The Board commented that the City’s methodology and theory of the Growth Management Act would essentially “gut” the Act. The case was appealed by the City to Thurston County Superior Court; the Court ruled in December 2015 and denied the City’s appeal.

## **V. CONCLUSION AND RECOMMENDATION**

According to the King County 2014 Buildable Lands Report, the City of Snoqualmie has sufficient capacity to accommodate forecasted job growth (a 1,680 job surplus in 2012) through at least 2031. Hence, the request does not meet criterion “a” in CPP policy #DP-16. Further, there is ample countywide capacity, as required by the Growth Management Act, to meet both employment and residential growth targets (and growth for supporting institutional and other non-residential uses) throughout the entire King County UGA. The process of establishing residential and employment targets considers growth and capacity at both a countywide and localized level. Consistent with the Regional Growth Strategy and Multicounty Planning Policies in VISION 2040, residential and employment growth targets are allocated into sub-geographies (called Regional Geographies) and then the jurisdictions in those geographies collaboratively adopt targets; the targets are adopted by the Growth Management Planning Council, which is the collaborative forum through which cities and the county work together on planning issues.

This “bottoms-up” and “top-down” process recognizes that some issues are truly regional (e.g., such as the siting the third runway), some are countywide (e.g., siting a wastewater treatment center such as Brightwater), and some issues are more localized. The process also allows for local circumstances (such as growth rates, existing residential and commercial concentrations, capacity for growth, institutional needs and local planning preferences) to guide the process within the context of broader countywide and regional planning goals. In setting targets, the presence of ample commercial opportunities in this portion of the county (including North Bend, Issaquah, Sammamish, and the northern portion of the City of Snoqualmie) was considered.

The purpose of the Four-to-One Program is to create a contiguous band of open space, running north and south along the main Urban Growth Area Boundary (King County Comprehensive

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<sup>1</sup> For further detail you may refer to the 2012 King County Comprehensive Plan Update Highway 18 – Interstate 90 Interchange Area Zoning Study.

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Plan, page 2-31). Comprehensive Plan Policies related to the Four-to-One Program cannot be applied because the study area is not contiguous to the original 1994 UGA boundary (U-189). The Four to One program has been recognized as an innovative land use tool by courts and they recognize that the County uses it as a means to focus growth into the existing urban area. Allowing Four to One transactions in areas that are not contiguous to the original 1994 Urban Growth Area threatens the fundamental purpose of the program and may promote leap-frogging and establish a precedent for additional growth at the edge of the urban area.

In addition, the desired uses (commercial) cannot be allowed since new urban areas created under the Four-to-One Program are limited to residential uses (U-189 and KCC 20.18.180(A)(10)). Hence, the proposal does not meet criterion “b” in CPP policy #DP-16. Commercial development can create unintended pressure for growth and is therefore considered through other larger planning processes such as the target setting process, rather than individual Four to One proposals. As such, in addition to the countywide planning policies and targets process, there are multiple Comprehensive Plan policies that require additional collaborative<sup>2</sup> planning processes before new commercial development is allowed in unincorporated areas. The same rationale pertains to the Four to One program and therefore commercial development is not part of the program.

Additionally, review of Four to One proposals generally follow the submittal of a proposal from the landowner(s) to the County. In this case, a proposal has never submitted. The City did submit a Docket Request; however, the submittal did not include a Four to One proposal and, different from the Scope of Work Motion which envisioned a "Four to One or greater" proposal, the Docket request was to amend the Countywide Planning Policies, Comprehensive Plan and development regulations as necessary to allow addition of parcels located east and west of Snoqualmie Parkway and north of I-90 into the Urban Growth Area, and to amend the zoning map to allow urban business, commercial and retail. The County has had both oral and written communications with the City during the review process (including a site visit) and at no time has the City offered a proposal that is consistent with the Scope of Work Motion. The Comprehensive Plan does not allow for expansions to the Urban Growth Area without any corresponding proposal or mitigation through the Four to One program; hence, the Docket request was also denied.

Comprehensive Plan policy RP-107 states the UGA can only be amended consistent with the CPPs. Since the two applicable CPPs above cannot be met, the current policies do not support a change.

Recommendation:

Do not expand the Urban Growth Area at this site as it does not meet a number of the existing policies in the Countywide Planning Policies as well as in the Comprehensive Plan.

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<sup>2</sup> An additional mechanism for collaborative planning is the Growth Management Planning Council. This multi-jurisdictional body creates a venue for collaboration and provides a forum for discussion on broader regional and countywide issues. Expansions of the Urban Growth Area are brought to the GMPC for a recommendation.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study#7  
Duthie Hill Notch**

**Executive Recommended Plan**

**I. SUMMARY**

(Scope of Work from King County Council Motion 14351) –

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.

This is the third time King County has been asked to consider an urban designation for the Duthie Hill Notch. First during the 2008 update to the King County Comprehensive Plan, second during the 2012 update of the King County Comprehensive Plan, and third in the 2016 Comprehensive Plan update. Both the 2008 and 2012 proposals (processed under the title “Sammamish UGA”) were denied.

During this update process, the request has been filed three separate ways: through the Scope of Work (noted above), through a Comprehensive Plan Docket request received from two property owners, and through the Growth Management Planning Council where the City of Sammamish made a request to amend the Countywide Planning Policies to enable an outright expansion of the Urban Growth Area to include the Duthie Hill Notch.

This report addresses the Area Zoning Study as directed in the Scope of Work and, specifically, the process and implications to include this land on the north side of SE Duthie Hill Road in the Urban Growth Area. It also addresses the work initiated after the potential Countywide Planning Policy amendment was not acted on.

## II. POLICY CONTEXT

Adopted policies relevant to and influencing a decision on this request are found in three documents – Countywide Planning Policies, 2012 Comprehensive Plan and the King County Code.

*Note: While this study was not proposed as a Four to One in the adopted Scope of Work motion, the discussions of the King County Interjurisdictional Team (noted below), included the consideration of this tool for the Duthie Hill Notch properties. This means that in addition to general policies related to this study, the relevant provision related to the Four to One program are also listed below.*

### Countywide Planning Policies

**DP-15** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area;or

- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

### 2012 Comprehensive Plan

**RP-203** The county shall not forward to the Growth Management Planning Council, for its recommendation, any proposed expansion of the UGA unless the proposal was either

- a. Included in the scoping motion or an area zoning study of the proposal was included in the public review draft of proposed King County Comprehensive Plan updates; or
- b. Subjected to the hearing examiner process for site specific map amendments as contemplated by the King County Code.

**R-203** 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 the Countywide Planning Policies.

- U-102** The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that 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;
  - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
  - c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
  - d. 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;
  - e. Are included within the Bear Creek Urban Planned Development sites; and
  - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.

Four to One proposals are a discretionary action of King County. The following policies direct the review of proposals.

- U-186** 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.

- U-187** 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;
  - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
  - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.

**U-189** Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. 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.

**U-190** King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.

King County Code

**K.C.C .20.18.030.C General procedures.** The urban growth area boundaries shall be reviewed in the context of the four-year cycle and in accordance with countywide planning policy FW-1 and RCW 36.70A.130.

**K.C.C. 20.18.170 and .180** outline the process and criteria for adding rural lands to the UGA through the Four-to-One Program.

**20.18.170 The four to one program – process for amending the urban growth area to achieve open space.**

- A. The total area added to the urban growth area as a result of this program shall not exceed four thousand acres. The department shall keep a cumulative total for all parcels added under this section. The total shall be updated annually through the plan amendment process.
- B. Proposals shall be processed as land use amendments to the Comprehensive Plan and may be considered in either the annual or four-year cycle. Site suitability and development conditions for both the urban and rural portions of the proposal shall be established through the preliminary formal plat approval process.



- C. A term conservation easement shall be placed on the open space at the time the four to one proposal is approved by the council. Upon final plat approval, the open space shall be permanently dedicated in fee simple to King County.
- D. Proposals adjacent to incorporated area or potential annexation areas shall be referred to the affected city and special purpose districts for recommendations. (Ord. 17485 § 9, 2012; Ord. 16263 § 5, 2008; Ord. 14047 § 9, 2001).

**20.18.180 The four to one program – criteria for amending the urban growth area to achieve open space.** Rural area land may be added to the urban growth area in accordance with the following criteria:

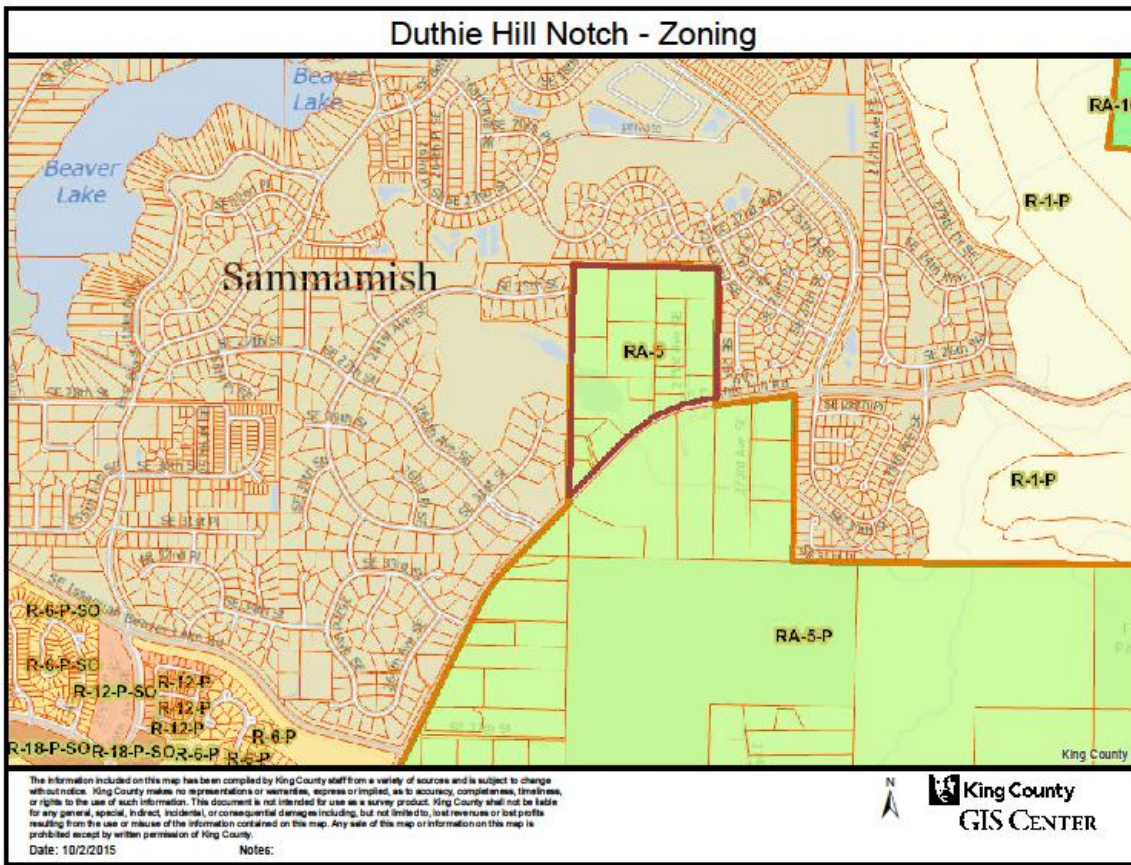
- A. A proposal to add land to the urban growth area under this program shall meet the following criteria:
  - 1. A permanent dedication to the King County open space system of four acres of open space is required for every one acre of land added to the urban growth area;
  - 2. The land shall not be zoned agriculture (A);
  - 3. The land added to the urban growth area shall:
    - a. be physically contiguous to urban growth area as adopted in 1994, unless the director determines that the land directly adjacent to the urban growth area contains critical areas that would be substantially harmed by development directly adjacent to the urban growth area and that all other criteria can be met; and
    - b. not be in an area where a contiguous band of public open space, parks or watersheds already exists along the urban growth area boundary;
  - 4. The land added to the urban growth area shall be able to be served by sewers and other urban services;
  - 5. A road serving the land added to the urban area shall not be counted as part of the required open space;
  - 6. All urban facilities shall be provided directly from the urban area and shall not cross the open space or rural area and be located in the urban area except as permitted in subsection E of this section;
  - 7. Open space areas shall retain a rural designation;
  - 8. The minimum depth of the open space buffer shall be one half of the property width, unless the director determines that a smaller buffer of no less than two hundred feet is warranted due to the topography and critical areas on the site, shall generally parallel the urban growth area boundary and shall be configured in such a way as to connect with open space on adjacent properties;
  - 9. The minimum size of the property to be considered is twenty acres. Smaller parcels may be combined to meet the twenty-acre minimum;
  - 10. Urban development under this section shall be limited to residential development and shall be at a minimum density of four dwelling units per acre; and

11. The land to be retained in open space is not needed for any facilities necessary to support the urban development; and
- B. A proposal that adds two hundred acres or more to the urban growth area shall also meet the following criteria:
    1. The proposal shall include a mix of housing types including thirty percent below-market-rate units affordable to low, moderate and median income households;
    2. In a proposal in which the thirty-percent requirement in subsection B.1 of this section is exceeded, the required open space dedication shall be reduced to three and one-half acres of open space for every one acre added to the urban growth area;
  - C. A proposal that adds less than two hundred acres to the urban growth area and that meets the affordable housing criteria in subsection B.1. of this section shall be subject to a reduced open space dedication requirement of three and one-half acres of open space for every one acre added to the urban growth area;
  - D. Requests for redesignation shall be evaluated to determine those that are the highest quality, including, but not limited to, consideration of the following:
    1. Preservation of fish and wildlife habitat, including wildlife habitat networks, and habitat for endangered and threatened species;
    2. Provision of regional open space connections;
    3. Protection of wetlands, stream corridors, ground water and water bodies;
    4. Preservation of unique natural, biological, cultural, historical or archeological resources;
    5. The size of open space dedication and connection to other open space dedications along the urban growth area boundary; and
    6. The ability to provide extensions of urban services to the redesignated urban areas; and
  - E. The open space acquired through this program shall be preserved primarily as natural areas, passive recreation sites or resource lands for farming and forestry. The following additional uses may be allowed 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:
    1. Trails;
    2. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and K.C.C. chapter 21A.24; and
    3. Active recreation uses not to exceed five percent of the total open space area. The support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the total acreage of the active recreation area. The entire open space area, including any active recreation site, is a regional resource. It shall not be used to satisfy the on-site active recreation space requirements in K.C.C. 21A.14.180 for the urban portion



Area Zoning Study #7  
Duthie Hill Notch

ii. Zoning





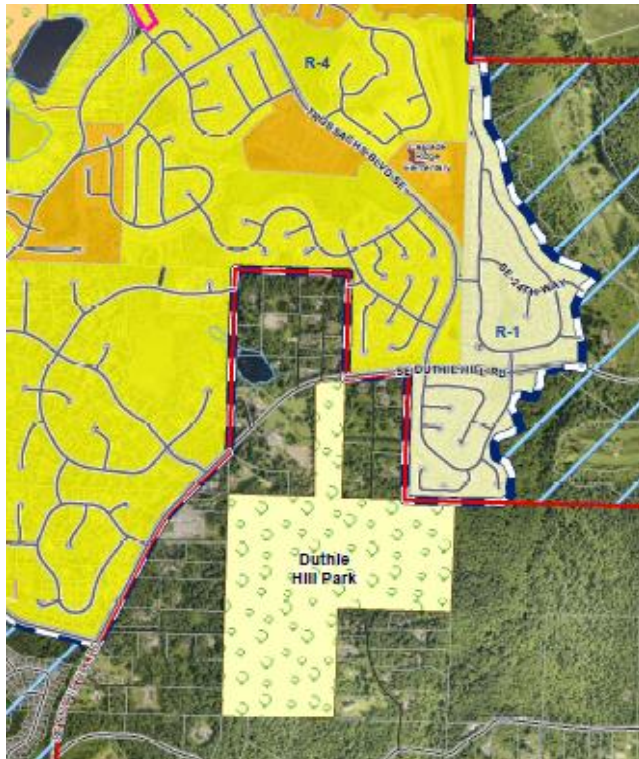
Area Zoning Study #7  
Duthie Hill Notch

parcels are nonconforming in size (e.g. below 5 acres). The majority of the parcels contain some type of accessory structure. The study area contains approximately two acres of designated wetlands which affect four parcels along the west boundary. (See the wetlands map above.)

The zoning of adjacent parcels is as follows:

- North: R-4 (Sammamish)
- South: RA-5-P (unincorporated)
- East: R-4 (Sammamish)
- West: R-4 (Sammamish)

Below is a cropped section from the City of Sammamish zoning map showing the relationship of the Duthie Hill Notch parcels to the adjacent city limits.



#### D. INFRASTRUCTURE

Properties in the study area are served by septic systems and wells and are within the Sammamish Plateau Water and Sewer District. Sammamish municipal utilities (water and sewer lines) are located within the stub streets that are contiguous to this property. The properties are in a travel shed that passes transportation concurrency. All 20 parcels are accessed off the north side of SE Duthie Hill Road (arterial) via either 270<sup>th</sup> or 271<sup>st</sup> Avenue SE, both of which are dead-end gravel roads.

## E. ENVIRONMENTAL

There are no mapped hazards for the area and, as noted, there are delineated wetlands present near the study area's west boundary. A small, unclassified stream meanders across the southern portion of the area. No floodway or floodplain conditions are present on the property. The property slopes downward from the northeast to the southwest, dropping approximately 80 to 90 feet in elevation.

## IV. GROWTH MANAGEMENT PLANNING COUNCIL

The Growth Management Planning Council is the multi-jurisdictional body that provides a forum for discussion on broader regional and countywide issues. The Growth Management Planning Council has a formal role in making a recommendation on amendments to the Urban Growth Area, with the County having final authority.

In the summer of 2015, the Duthie Hill Notch study was brought to the Growth Management Planning Council for discussion, along with a potential Countywide Planning Policy amendment that would have affected this study. The Growth Management Planning Council did not act on the Countywide Planning Policy amendment but instead directed staff from the Interjurisdictional Team to work with the City of Sammamish staff to explore development of a proposal that was based on the Four-to-One program.

In not acting on the proposed amendments, the Growth Management Planning Council discussed the configuration of the Urban Growth Area and noted that there are multiple notches along the boundary that share some similar characteristics with Duthie Hill; an illustrative map of urban growth area notches is shown as an attachment to this study. This illustrative map provided a higher-level analysis of areas that are bounded on three sides by currently designated urban areas, have substantial portions of the remaining side bounded by an existing road or other significant natural feature, and the bounded area is not in the Agricultural Production District, and has less than fifty percent of the area covered by an existing park. While these criterion are not exclusive to the Duthie Hill Notch, they provided a reasonable filter for identify other potential notches along the Urban Growth Area boundary.

### A. Interjurisdictional Team Discussion

The Interjurisdictional Team is comprised of city planning directors, state department of Commerce growth management staff, King County staff, and additional senior staff from throughout the county. The Interjurisdictional Team serves as the staff group to the Growth Management Planning Council. The Interjurisdictional Team, along with the Planning Director from the City of Sammamish, discussed this concept at multiple meetings across the summer to fall of 2015. A range of possible transactions were considered as well as

potential minor and narrowly tailored exceptions to the Four to One policies and code. The Interjurisdictional Team briefed the Growth Management Planning Council on the results of these meetings.

The first issue for potential amendments was the multiple ownerships within the Duthie Hill Notch. Typically, a Four to One proposal is submitted by a single property owner. In the case of the Notch, there are multiple owners, which would make a Four to One very complicated. The discussion revolved around the City taking the lead and purchasing the full amount of open space (four times the acreage of the Duthie Hill Notch), and then the Notch property owners could immediately be added to the UGA at required minimum urban densities or higher.

A related concept was to use the City's Transfer of Development Rights program to meet the open space requirements. In this scenario, the City would purchase open space adjacent to the city equal to four times the acreage of the Duthie Hill Notch. Then, the land in the Duthie Hill Notch would be brought into the UGA and annexed by the City but kept at very low density zoning until property owners purchased development rights from the City to increase the density to urban-levels. The Interjurisdictional Team recognized that there were a potentially major amendments but felt these options were worthy of further consideration and responsive to Growth Management Planning Council direction.

A second issue was the requirement that at least part of the new open space be contiguous to the new urban area. In the case of the Duthie Hill Notch, this theoretically could be met with conservation within the Notch were property owners to come to agreement, or the option of conserving land in separate ownership on the other side of SE Duthie Hill Road. A third option that received the most discussion was to allow open space that was not contiguous to the Duthie Hill Notch but was contiguous to the original Urban Growth Area boundary (a requirement of the program) in a different location along the City's boundary.

City of Sammamish staff considered these proposals and amendments and discussed them with City leadership. In the fall, city staff reported to the Interjurisdictional Team that the City was choosing not to move forward at this time with any of the options developed by Interjurisdictional Team. First, there was not support for Four to One proposal as the City had determined that their priority for conserving open space was within the city and not adjacent to it. Further, the City's Transfer of Development Rights program is focusing growth into City centers and this proposal was seen as contrary to that priority. And last, while the potential open space parcels alongside other parts of the City's Urban Growth Area are part of the City's "Emerald Necklace," the City determined that these were not the top priority at this time.



## **B. Current Status**

The Interjurisdictional Team has invited City of Sammamish staff to continue to meet with them if there are other options the City would like to explore. At the time of release of the 2016 Executive Recommended Plan, no further discussions are scheduled.

## **V. CONCLUSION & RECOMMENDATION**

According to the King County 2014 Buildable Lands Report, the existing Sammamish UGA has sufficient capacity to accommodate forecasted growth (2,087 unit surplus). There is also no analysis of Sammamish's existing density and/or rezoning potential to accommodate additional units within the city limits. Hence, the request does not meet criterion "a" in CPP policy #DP-16. There was no request to apply the Four-to-One Program policies set forth in CPP policy #DP-16(b).

Comprehensive Plan policy RP-107 states the UGA can only be amended consistent with the CPPs. Since the applicable CPPs above cannot be met, this policy does not support a change. Based on existing policies, and the proposal as it is structured in Motion 14351, the UGA boundary should not be expanded at this time.

As noted above, the Interjurisdictional Team has at this time completed its work on this proposal. Were an actual Four to One application to be submitted by the property owners, or facilitated through the City, King County has an interest in addressing long-term ownership of SE Duthie Hill Road, protection of the waterbody within the Notch and, while it would significantly change the character of the Duthie Hill Notch, ensuring that the new urban land is used efficiently and be zoned for urban densities.

Recommendation: Do not go forward with this proposed unmitigated change to the UGA line. Consider other options developed through the GMPC process or through direct application to the program by property owners.

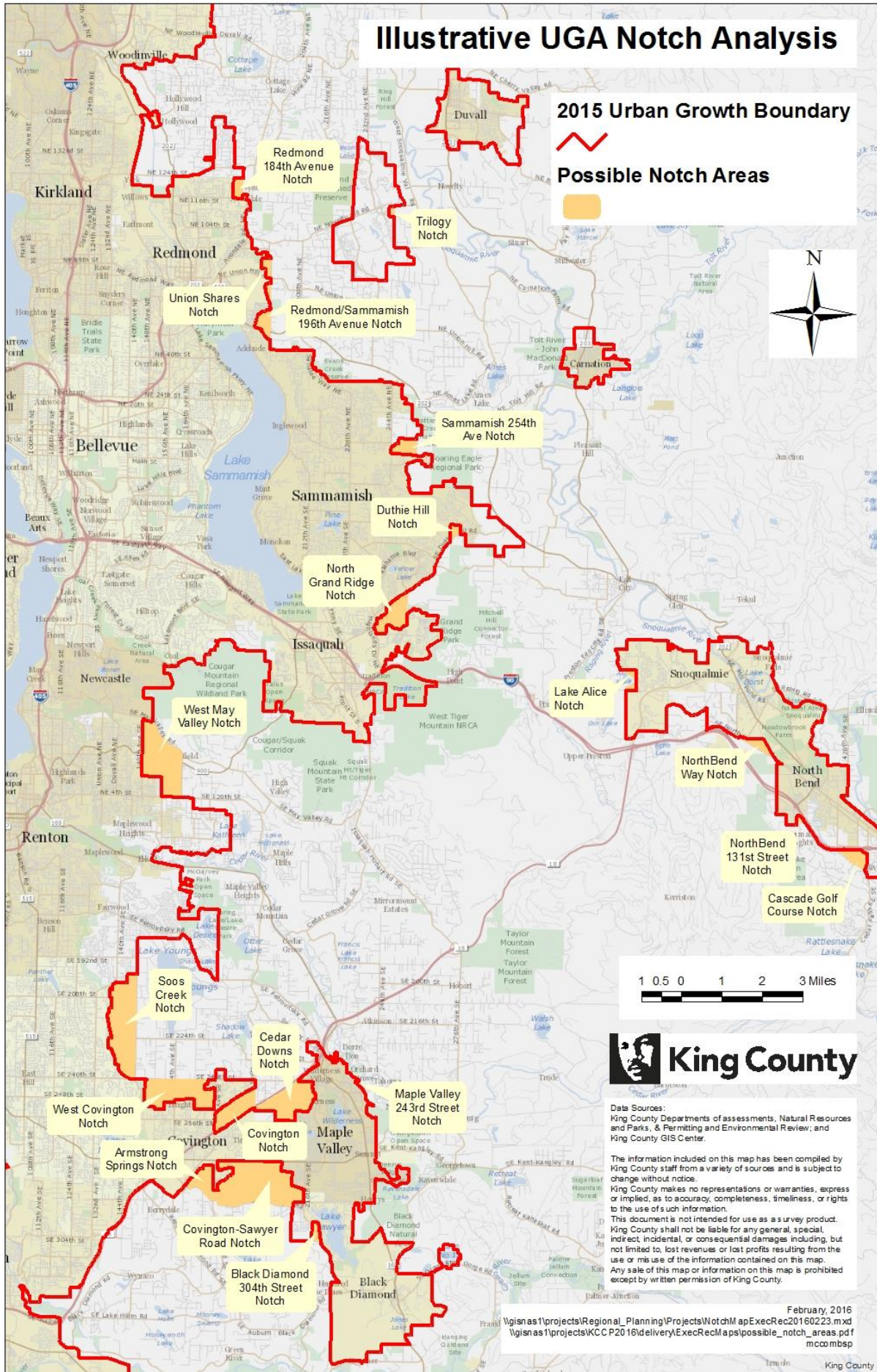
## **ATTACHMENT**

- Illustrative Urban Growth Area Notch Analysis

# Illustrative UGA Notch Analysis

2015 Urban Growth Boundary

Possible Notch Areas



1 0.5 0 1 2 3 Miles



Data Sources:  
King County Departments of assessments, Natural Resources and Parks, & Permitting and Environmental Review; and King County GIS Center.

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**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #8  
Fall City Business District Expansion  
Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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 the policies to facilitate increased assistance from King County, as the local government provider, in the formation and management of a local alternative wastewater system.

The three parcel ownerships are as follows:

- 0943100020- Fall City Elementary
- 2475900865- King County Roads Shop
- 1524079003- Privately owned outdoor storage yard

**II. POLICY CONTEXT**

**Comprehensive Plan Policies:**

**R-504** King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea planning process, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.

**R-505** Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Urban-

level parking, landscaping, and street improvement standards are not appropriate for Rural Towns. Sidewalks and other pedestrian safety measures should be provided to serve the Rural Town.

**R-506** 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 cities in the rural area.

**R-507** Rural Towns serve as activity centers for the Rural Area and may be served by a 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;
- b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;
- c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and
- d. Public facilities and services such as community services, churches, schools, and fire stations.

**R-508** 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.

**R-509** Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile access to most commercial and industrial uses. 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.

**CP-933** Fall City is an unincorporated rural town which shall have overall residential densities of one to four dwelling units per acre.

**CP-934** All property within the downtown Fall City business district is zoned Community Business (CB) and is included within a designated Special District Overlay (SDO). Development within the SDO is permitted using an on-site septic system approved by the Seattle-King County Health Department. Development is also permitted using either an alternative wastewater disposal system approved by the Seattle-King County Health Department (such as a community drainfield) or a self-contained sewage conveyance and treatment system approved by the Department of Ecology, provided that:

- a. The selected system shall be designed and constructed to serve only properties located within the designated SDO;
- b. The business and commercial property owners in the SDO are responsible for the

- operation and maintenance of the selected system;
- c. The County's role should be to provide technical assistance in the development and implementation of the selected system;
- d. If the selected system fails, and to prevent a potential health hazard, requires connection to the King County regional wastewater system, any such sewer conveyance shall be tight-lined and shall under no circumstance be used to provide sewage disposal service to residential properties in Fall City, except as provided by policy R-508; and
- e. No costs to implement the selected system or to connect to the County's regional wastewater system shall be borne by properties outside the SDO. Funding from grants, loans and other outside sources may be used to help fund the system, and the County may assist in the pursuit of this additional funding.

**CP-935** The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.

**CP-936** Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.

**CP-937** King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.

**CP-938** King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.

**CP-939** Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.

**CP-943** 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.

The tribe recognizes the following areas as culturally significant:

- a. Snoqualmie Falls;
- b. The banks of the Snoqualmie River between the falls and the three forks confluence area;
- c. Fall City Indian Cemetery;
- d. Banks at the confluence of Snoqualmie and Raging Rivers;
- e. Banks at the confluence of Snoqualmie and Tolt Rivers;
- f. Fall City Park (site of John Sanawa's Council House and the first white school);
- g. Mt. Si; and
- h. Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)

### **Fall City Subarea Plan Policies**

- S-1** On-site septic systems, alternative wastewater disposal systems approved by the Seattle-King County Health Department (such as a community drainfield) are the preferred methods for wastewater treatment and disposal in Fall City. A self-contained sewage treatment and conveyance system approved by the Department of Ecology may be allowed to serve only the Fall City Business District if the preferred methods of wastewater treatment are proven to be technologically infeasible. Connection to and service by King County's regional wastewater system will be permitted only when necessary to address a threat to public health, as provided by King County policies and regulations. Business and commercial property owners in Fall City are the appropriate parties responsible for financing, operating and maintaining any future wastewater and disposal improvements in the business district. King County may help facilitate by providing technical assistance in the development and implementation of the selected system and support when pursuing outside funding sources.
- L-4** Fall City's existing commercial and industrial land base should be retained. All property within the downtown Fall City business district is zoned Community Business (CB) and is included within a designated Special District Overlay (SDO). Development within the SDO is permitted using on-site septic approved by the Seattle-King County Health Department. Development is also permitted using either an alternative wastewater disposal system (such as a community drainfield) approved by the Seattle-King County Health Department or a self-contained sewage conveyance and treatment system approved by the Department of Ecology provided that:
- a. The selected system shall be designed and constructed to serve only properties located within the designated SDO;
  - b. If the selected system fails, and to prevent a potential health hazard, requires connection to the King County regional wastewater system, any such sewer conveyance shall be tight-lined. The tight-lined conveyance shall under no circumstance be used to provide sewage disposal service to residential properties in Fall City, except as provided by King County Comprehensive Plan policy R-508; and
  - c. No costs to implement the selected system or to connect to the County's regional wastewater system shall be borne by properties outside the SDO. Funding from grants, loans and other outside sources may be used to help fund the system, and the County may assist in the pursuit of this additional funding.

### **Fall City Subarea Planning History**

The Fall City Subarea Plan was adopted in 1999. This plan set the boundaries for the Fall City

downtown commercial district and prohibited all future commercial rezones until a sewer system or alternative wastewater disposal was operational. In 2012, King County revisited the zoning and the boundaries of the Fall City commercial district to address concerns raised by Fall City business owners that similar properties in the downtown area were designated with different zoning. Following numerous public meetings, the County and the community determined that the boundaries should remain intact. However, a Special District Overlay (SDO) was created to allow all property within the commercial district to be zoned for commercial development but not allow chain stores or other incompatible uses. This change allowed for future commercial development to be subject to approval of a wastewater disposal method by the Seattle-King County Department of Public Health and not be dependent on a sewer system.

### **Code/Special Overlay District**

#### **K.C.C. 21A.38.260 Special district overlay - Fall City business district. (*only selected relevant sections shown*)**

A. The purpose of the Fall City business district special district overlay is to allow commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available. The special district shall only be established in areas of Fall City zoned CB and shall be evaluated to determine if it is applicable to other rural commercial centers.

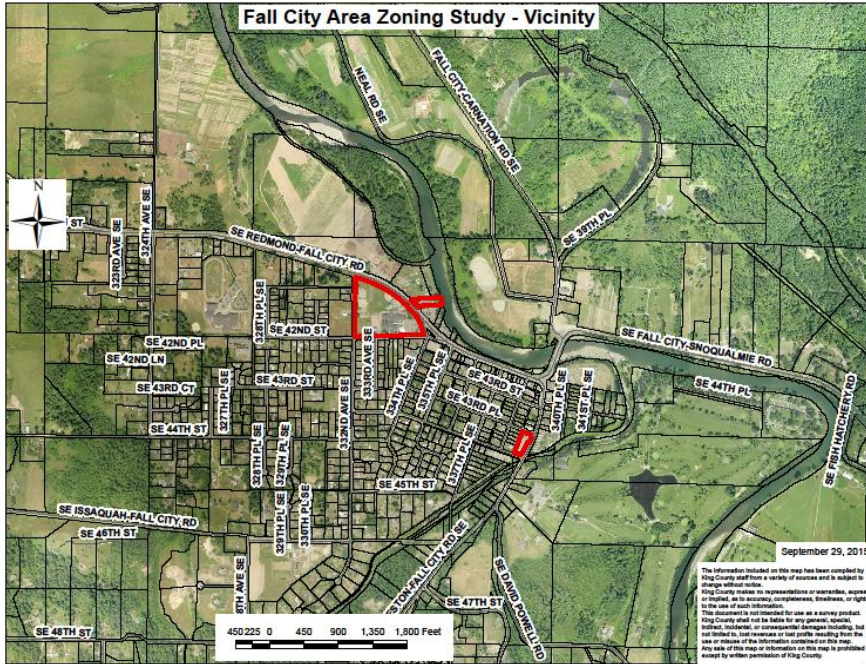
B. The standards of this title and other county codes shall be applicable to development within the Fall City business district special district overlay except as follows:

1. The permitted uses in K.C.C. Chapter 21A.08 do not apply and are replaced with the following:
  - a. Residential land uses as set forth in K.C.C. 21A.08.030:
  - b. Recreational/cultural land uses as set forth in K.C.C. 21A.08.040:
  - c. General services land uses as set forth in K.C.C. 21A.08.050:
  - d. Government/Business services land uses as set forth in K.C.C. 21A.08.060:
    - ii. As a conditional use:
      - (A) Public Agency or Utility Office;
      - (B) Police Substation;
      - (C) Fire Station;
      - (D) Utility Facility;
      - (E) Self Service Storage;
  - e. Retail/commercial land uses as set forth in K.C.C. 21A.08.070:
  - f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.
  - g. Resource land uses as set forth in K.C.C. 21A.08.090:
  - h. Regional land uses as set forth in K.C.C. 21A.08.100 with a special use permit: Communication Facility.
2. The densities and dimensions set forth in K.C.C. chapter 21A.12 apply, except as follows: (*6 special conditions listed*)

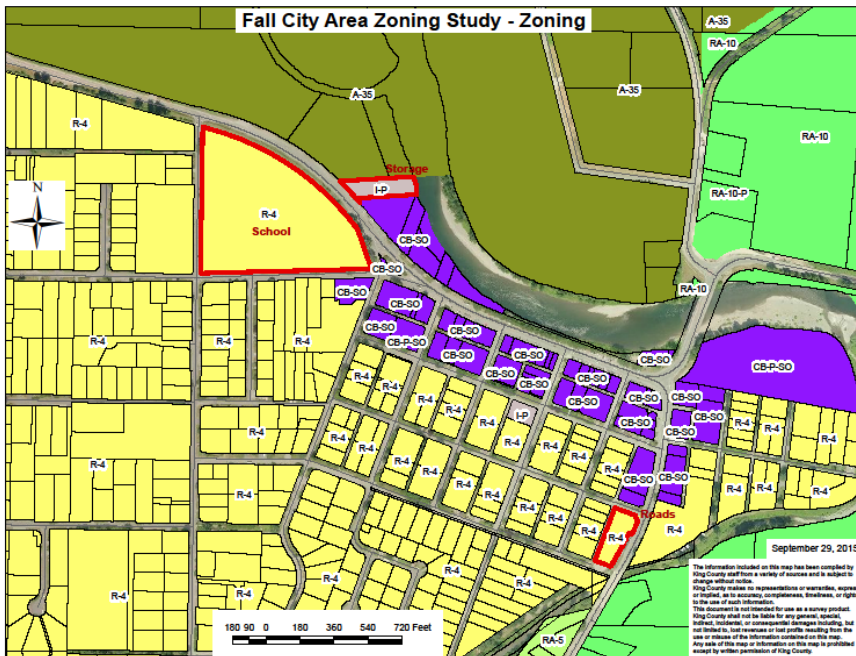
Area Zoning Study  
 Fall City Business District Expansion

III. BACKGROUND INFORMATION

- A. MAPS
  - i. vicinity



- ii. Zoning





## B. PARCEL INFORMATION

The three parcels are characterized below:

1. 0943100020 is Fall City Elementary School. It is zoned R-4, is within the Fall City Water District, and bounded on all sides by public streets. The zoning to the west and south is R-4, north A-35, and east is I and CB. (The single, rectangular property zoned Industrial is discussed below.) The Comprehensive Plan designation is Rural Town (rt).
2. 2475900865 is currently a King County Road Shop. It is zoned R-4, fronts on Preston Fall City Road, and is within the Fall City Water District. The zoning to the west, south, and east is R-4, and to the north is CB. The Comprehensive Plan designation is Rural Town (rt).
3. 1524079003 is currently used for storage of boats, campers and similar personal property. It is zoned Industrial. Zoning to the north and east is A-35, south is CB, and west is R-4. It has a provisional Industrial zone designation with the following condition: "Change the zoning map to an I zone and add a p-suffix condition with two conditions: the first that the on-site storage would be that as of today which would be uses such as boats, trailers or tractors, and the second, if the ownership changes the uses would revert to NB zone." The Comprehensive Plan designation is Rural Town (rt).

Comprehensive Plan Policy CP-934 and K.C.C. 21A.38.260 speak directly to providing wastewater service in Fall City. They address wastewater disposal systems in the Fall City business district with enumerated generalized guidance including defining the County's role. R-508 is relied on in CP-934 as limiting wastewater service to the business district except for public health or water quality issues. The Subarea Plan policies and text also support these policies.

## IV. CONCLUSION & RECOMMENDATION

The need for a long-term solution to the wastewater treatment needs of the Fall City business district is well documented, and has been the subject of county policy for almost two decades. Recently, the business community and the County have re-engaged in discussions and determined that there is shared interest in developing a long-term solution that is both financially and environmentally sustainable.

To support these discussions, the Wastewater Treatment Division has taken a preliminary look at the feasibility of different technologies. This work has been high level and conceptual. No technical analysis has been undertaken to determine the exact type, size, or design of a system, no siting process has been initiated, and no decision has been made as to the legal entity (e.g., King County, sewer district, LID) that would own, operate, and maintain it.

At the same time, through the Comprehensive Plan Update Process, the Council directed the Executive to determine whether changes to the King County Comprehensive Plan are needed to facilitate development of a new system. While code, policy and zoning changes may be needed, until more is known about the size and type of such a system, the areas it will serve and where it will be sited, rezoning property or moving the Rural Town boundary is premature.

In order to further the community dialogue, and take their preliminary analysis to the next level,

Area Zoning Study  
Fall City Business District Expansion

the Wastewater Treatment Division will assign a project manager to work across county government and with the Fall City community to accomplish the following steps toward implementing a new treatment system for the Business District:

- Identify and establish an appropriate governance structure (Local Sewer Agency) to serve as the local sewer provider
- Complete an Agreement between the Local Sewer Agency and the Wastewater Treatment Division to proceed with alternatives analysis and selection of a preferred alternative
- Provide to the local sewer agency the options for providing wastewater treatment or an alternative method with a recommended preferred alternative
- Provide the local sewer agency updated planning level cost estimates
- Assist with identifying and applying for possible funding sources (e.g., grants and low-interest loans) and with advocacy for funding
- Upon agreement with the local sewer agency to proceed, the local sewer agency and the Wastewater Treatment Division shall complete a sewage disposal agreement or other agreement, as necessary, to proceed with implementation
- Manage the design, construction and start-up of the facility or alternative treatment system
- Provide operations and maintenance services needed to ensure the system is functioning properly and meeting regulatory requirements

The Wastewater Treatment Division will commence this work in late 2015/early 2016.

Recommendation: Do not expand the boundaries of the Fall City Business District at this time. Expansion of the boundaries is premature as no decisions have been made regarding the type, size, or cost of a treatment facility or alternative treatment method. Re-evaluate with the community upon completion of the wastewater treatment alternatives analysis, which will assess the feasibility of developing a new system for Fall City.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #9**

**Snoqualmie Pass Subarea Plan**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. BACKGROUND**

The chart below is from Chapter 11 of the 2016 King County Comprehensive Plan. It shows the timeline for the new subarea planning work that will be undertaken by the Department of Permitting and Environmental Review. The Snoqualmie Pass subarea plan is scheduled for the 2018 review with the rest of the Snoqualmie Valley/NE King County Community Service Area.

Year	Community Service Area	Other Planning
2016	West King County Community Service Area – Skyway-West Hill, Vashon-Maury Island Community Service Area	Four Year Major Comp. Plan Update
2017	West King County Community Service Area – North Highline	
2018	Snoqualmie Valley/Northeast King County Community Service Area	
2019	Greater Maple Valley/Cedar River Community Service Area	
2020	West King County Community Service Area	Four Year Comp. Plan
2021	Bear Creek/ Sammamish Community Service Area	
2022	Southeast King County Community Service Area	
2023	Four Creeks/Tiger Mountain Community Service Area	

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. By establishing a regular cycle and looking at specific areas that have distinct issues within the larger geographic area as a whole, the approach ensures

that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable. Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a CSA outside of the planning cycle, the cycle may be adjusted.

Reviewing all seven subareas over the course of an eight year period at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. During this process, a detailed land use plan may not necessarily be prepared or updated for an entire CSA. However, the full CSA will receive a thorough assessment of its goals, population changes, employment targets and similar demographic and socioeconomic indicators. This high level review will occur within each CSA in its designated year along with some type of more detailed land use planning being conducted. The latter will be guided by a series of criteria such as citizen interest, elected official priorities, funding, and new development. County requirements that necessitate a Comprehensive Plan review every four years are met through this routine evaluation of each CSA. The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.

Please refer to Chapter 11 of the 2016 Comprehensive Plan Update for additional details on the County's subarea planning process.

### **III CONCLUSIONS AND RECOMMENDATION**

Recommendation: Initiate a subarea plan for Snoqualmie Pass Rural Town in the 2018 Community Service Area Planning cycle.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #10  
Vashon Island Subarea Plan**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. BACKGROUND**

The chart below is from Chapter 11 of the 2016 King County Comprehensive Plan. It shows the timeline for the new subarea planning work that will be undertaken by the Department of Permitting and Environmental Review. The Vashon Island subarea plan is scheduled for the 2016 review with the rest of the Community Service Area (CSA) and work to engage with the community has begun.

Year	Community Service Area	Other Planning
2016	West King County Community Service Area – Skyway-West Hill, Vashon-Maury Island Community Service Area	Four Year Major Comp. Plan Update
2017	West King County Community Service Area – North Highline	
2018	Snoqualmie Valley/Northeast King County Community Service Area	
2019	Greater Maple Valley/Cedar River Community Service Area	
2020	West King County Community Service Area	Four Year Comp. Plan
2021	Bear Creek/ Sammamish Community Service Area	
2022	Southeast King County Community Service Area	
2023	Four Creeks/Tiger Mountain Community Service Area	

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. By establishing a regular cycle and looking at specific areas that have distinct issues within the larger geographic area as a whole, the approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable. Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a CSA outside of the planning cycle, the cycle may be adjusted.

Reviewing all seven subareas over the course of an eight year period at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. During this process, a detailed land use plan may not necessarily be prepared or updated for an entire CSA. However, the full CSA will receive a thorough assessment of its goals, population changes, employment targets and similar demographic and socioeconomic indicators.

This high level review will occur within each CSA in its designated year along with some type of more detailed land use planning being conducted. The latter will be guided by a series of criteria such as citizen interest, elected official priorities, funding, and new development. County requirements that necessitate a Comprehensive Plan review every four years are met through this routine evaluation of each CSA. The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.

Please refer to Chapter 11 of the 2016 Comprehensive Plan Update for additional details on the County's subarea planning process.

### **III CONCLUSIONS AND RECOMMENDATION**

Recommendation: Initiate a subarea plan for Vashon and Maury Islands in the 2016 Community Service Area Planning cycle.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #11  
North Highline**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. BACKGROUND**

In 1977, King County adopted the original Highline Community Plan, which included the White Center neighborhood, commonly referred to as North Highline. In 1994, King County adopted the White Center Community Plan, a subset of the Highline Community Plan covering the North Highline area.

The City of Burien annexed the southern portion of the North Highline urban unincorporated area in 2010. Currently, King County and the City of Seattle are discussing the future governance of the remainder of the North Highline area. Seattle is considering moving to annex the remainder of the unincorporated area within the next two-three years and is taking proactive steps toward that goal by working with the County, the Boundary Review Board, the State Legislature and the North Highline community.

King County and the City of Seattle are discussing initiating a joint planning exercise in late 2016 for the unincorporated area in advance of annexation to ensure an orderly transition from County to City governance in the future.

Year	Community Service Area	Other Planning
2016	West King County Community Service Area – Skyway-West Hill, Vashon-Maury Island Community Service Area	Four Year Major Comp. Plan Update
2017	West King County Community Service Area – North Highline	

2018	Snoqualmie Valley/Northeast King County Community Service Area	
2019	Greater Maple Valley/Cedar River Community Service Area	
2020	West King County Community Service Area	Four Year Comp. Plan
2021	Bear Creek/ Sammamish Community Service Area	
2022	Southeast King County Community Service Area	
2023	Four Creeks/Tiger Mountain Community Service Area	

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. By establishing a regular cycle and looking at specific areas that have distinct issues within the larger geographic area as a whole, the approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable. Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a CSA outside of the planning cycle, the cycle may be adjusted.

Reviewing all seven subareas over the course of an eight year period at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. During this process, a detailed land use plan may not necessarily be prepared or updated for an entire CSA. However, the full CSA will receive a thorough assessment of its goals, population changes, employment targets and similar demographic and socioeconomic indicators.

This high level review will occur within each CSA in its designated year along with some type of more detailed land use planning being conducted. The latter will be guided by a series of criteria such as citizen interest, elected official priorities, funding, and new development. County requirements that necessitate a Comprehensive Plan review every four years are met through this routine evaluation of each CSA. The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.

Please refer to Chapter 11 of the 2016 Comprehensive Plan Update for additional details on the County's subarea planning process.

## II. CONCLUSION AND RECOMMENDATION

Recommendation: Initiate a subarea planning process for North Highline in the 2017 Community Service Area Planning cycle. Initiate work with the City of Seattle as a lead partner in the process.





**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #12**

**Carnation Urban Growth Area Boundary Expansion**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. POLICY CONTEXT**

Adopted policies relevant to and influencing a decision on this request are found in the Countywide Planning Policies and 2012 Comprehensive Plan.

Countywide Planning Policies

The following 2012 Countywide Planning Policies directing *expansion* of the urban Growth Area are applicable to this request:

**DP-15** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

### King County Comprehensive Plan

The King County Comprehensive Plan designates the site as Rural (2.5 – 10 du/ac) with RA-10 zoning (one dwelling unit per ten acres.) There are no specific development conditions or overlay. The following policies guide the Rural Area designation and zoning and set forth rules for the Four-to-One Program.

- R-203** King County's Rural Area is considered to 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 the Countywide Planning Policies.
- R-306** A residential density of one home per 10 acres shall be applied in the Rural Area where the lands are adjacent to or within one-quarter mile of designated Agricultural Production Districts.
- U-102** The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that 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;
  - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
  - c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
  - d. 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;
  - e. Are included within the Bear Creek Urban Planned Development sites; and
  - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-186** 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.
- U-187** 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;
- e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
- f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.

**U-189** Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. 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.

**U-190** King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.

**R-607** Land uses, utilities and transportation facilities adjacent to Designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites, shall be sited and designed to ensure compatibility with resource management.

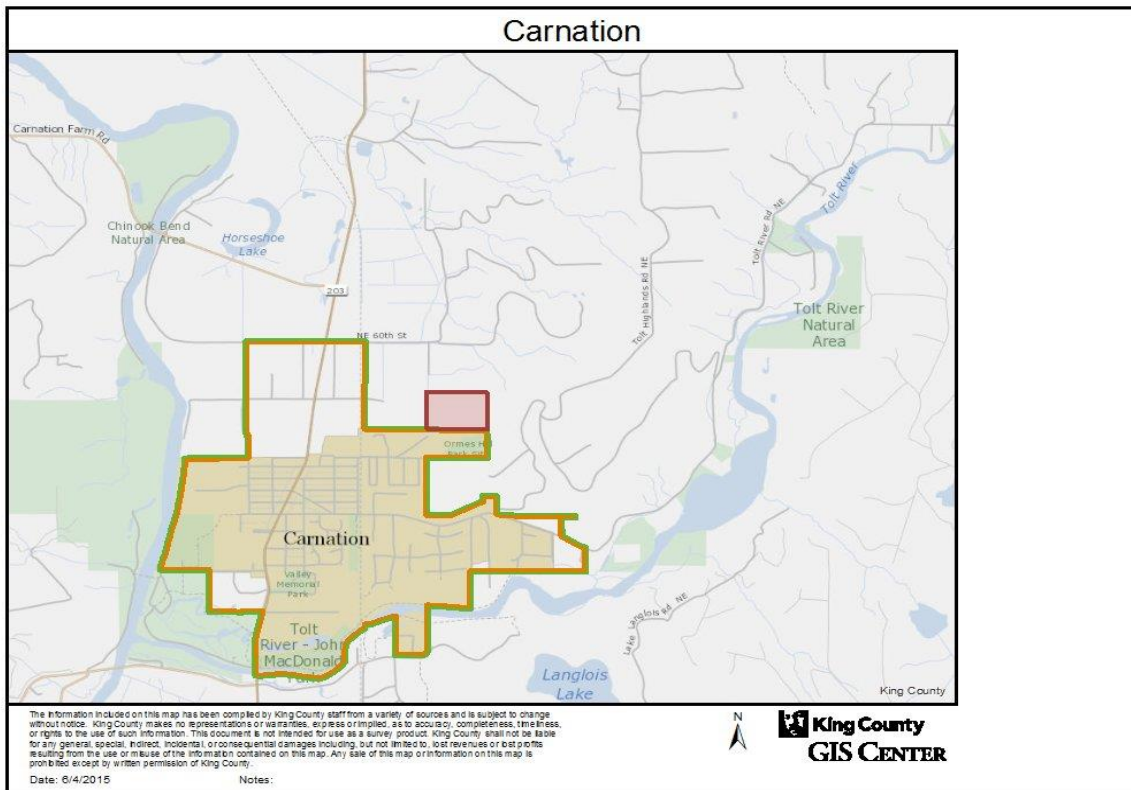
**R-652** King County commits to preserve APD parcels in or near the Urban Growth Area because of their high production capabilities, their

proximity to markets, and their value as open space. King County should work with cities adjacent to or near APDs to minimize the operational and environmental impacts of urban development on farming, and to promote activities and infrastructure, such as farmers' markets and agriculture processing businesses, that benefit both the cities and the farms by improving access to locally grown agricultural products.

### III. BACKGROUND INFORMATION

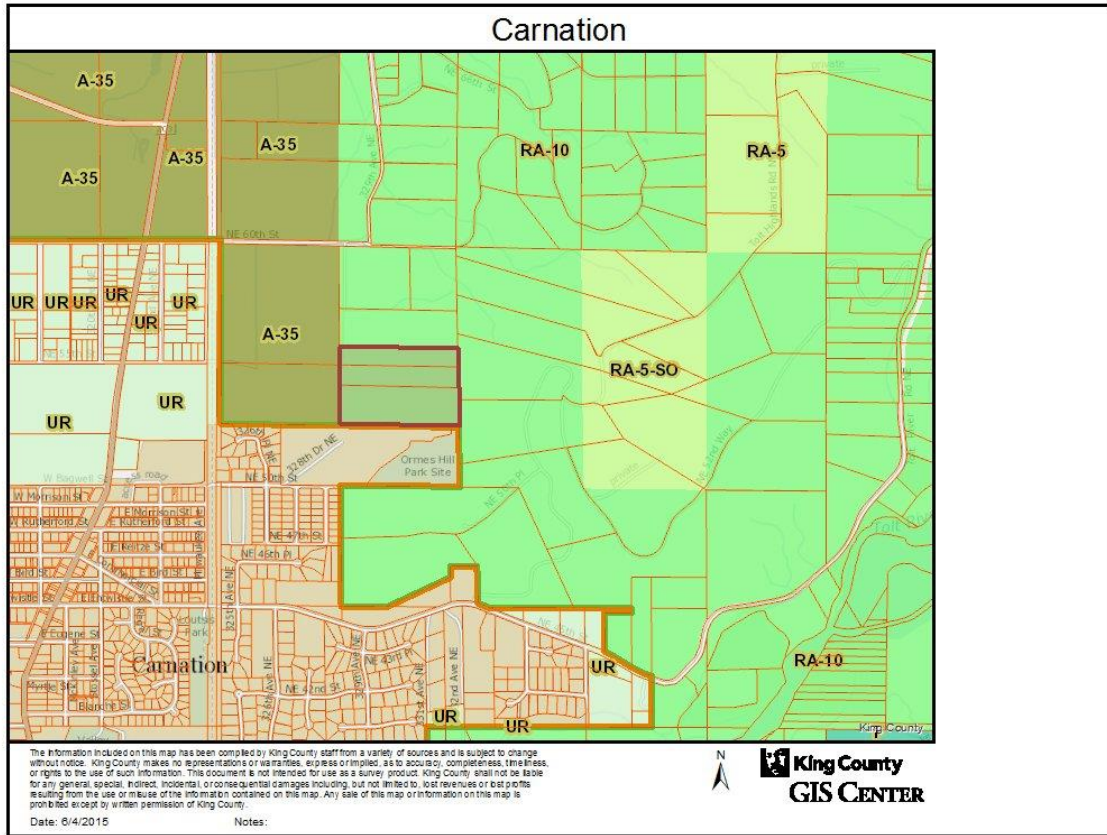
#### A. Maps –

Vicinity Map:



Area Zoning Study #12  
Carnation Urban Growth Area Boundary Expansion

Zoning Map:



Site Photo:



## B. PARCEL INFORMATION

This application consists of three parcels, all owned by Carnation Fields, LLC:

Parcel # 152507-9049	13.00 acres
Parcel # 152507-9010	6.70 acres
Parcel # 152507-9005	<u>6.27 acres</u>
Total:	25.97 acres

The parcels requested for inclusion in the Urban Growth Area are contiguous to the north side of the existing UGA boundary. The subject properties are all zoned RA-10 with a density of 1 du/10acres and a minimum lot size of 7.5 acres. Combined, and under current zoning, these properties could develop three dwelling units.

## C. LAND USE INFORMATION

All three of the parcels are vacant and have no residential or agricultural structures. Approximately the western half of the three parcels is open pasture with the eastern half being forested hillside. A portion of the properties is currently in agricultural use. Property adjacent to the west lies within the Snoqualmie River Agricultural Production District and has County zoning of A-35 (1du/35 acres and minimum lot size of 35 acres).

In addition to the Comprehensive Plan policies cited above, Policy R-306 applies specifically to lands adjacent to agricultural production districts and states a residential density of one home per ten acres shall be applied to areas adjacent to or within one quarter mile of designated APDs. In this case, the APD is directly adjacent to the west of the parcels under consideration and the development rights to this property were purchased by King County resulting in protection as agricultural land in perpetuity. Also directly applicable is Policy R-652, which commits King County to preserving APD parcels in or near the UGA because of their high production capabilities, their proximity to markets, and their value as open space.

The City of Carnation's zoning map shows the zoning of parcels to the south as R3 (3du/acre). The Estates at Snoqualmie Valley Trail Subdivision was recently constructed with municipal infrastructure and several homes are built and being constructed at this time. If the City's R3 zoning was extended to the properties, there could be approximately 75 dwelling units.

The County's District and Development report shows no access to municipal or community sewer or water service. However, the new Carnation subdivision has extended city water, sewer and a public stub street to the south boundary of Parcel #152507-9049.

Other parcels in the vicinity are comprised of large lot, single-family residential and agricultural uses.

## D. INFRASTRUCTURE

There appears to be an agricultural driveway access that extends south from 328<sup>th</sup> Avenue NE to serve the northern parcel (#151507-9005). Other than the Carnation utilities and stub street noted above, there is no other infrastructure or public street access to the parcels. Roads in the MPS zone pass transportation concurrency.

#### E. ENVIRONMENTAL

The western half of the three properties are flat while the eastern half contains areas with slopes of approximately 35% in the steepest portions. There is an estimated 140-foot elevation change on these parcels. A small, Class 3 stream runs along the west boundary of the northernmost parcel. King County Assessor's information show a current use of the property as farm and agricultural production with parcels to the east comprised of public benefit, timber and forest parcels. All three parcels contain an Erosion and Seismic Hazard overlay.

#### F. COMMENTS RECEIVED & DISCUSSION WITH PROPERTY OWNERS

In response to the public notice that was mailed out for this Area Zoning Study, DPER received two written replies. The first was a letter from Carnation Mayor Jim Berger asking for close collaboration between the County and City on this proposal and that the study take Carnation's future growth needs into account. The second reply was a petition submitted by the Magnochi family and signed by approximately 90 Carnation-area residents and property owners opposing any change to the existing RA-10 zoning or use of the four-to-one program to convert the three parcels to urban use.

An onsite meeting with the property owners indicated an understanding of the Four to One program provisions and their awareness of the complexities of the proposal given the adjacency to the Agricultural Production District.

#### G. COMMUNITY COMMENTS

This proposal generated a significant amount of comment from community members and interested stakeholders. A petition with 50+ signatures was submitted in July 2015 opposing this proposal. Additional comments were emailed to the County during the fall and the King County Agricultural Commission expressed some concerns about this proposal during their meetings. A Comprehensive Plan community meeting was held in the area and there were strong sentiments expressed on both sides of this proposal. A second petition, supporting the proposal, was submitted during the public comment period.

#### H. FOUR TO ONE PROGRAM

The Four-to-One Program is a discretionary program that is initiated by property owner application. Proponents submit an application that demonstrates how the proposal meets all of the criteria of the Program; the application is then evaluated by King County. As the parcels in this case are 25.97 acres in size, if the Four to One were fully on-site, the new urban area would be 5.2 acres and the new open space would be 20.77 acres. Given its proximity to the APD, the open space might be designated as agricultural.

If the property owner were to pursue a Four-to-One where the open space is off-site, some of the open space portion would need to be adjacent to the new urban portion.

#### I. RECENT CHANGE TO CARNATION'S UGA

In 2008, the City of Carnation's UGA was adjusted to compensate for developable land that was lost due to changes in the floodway designation. In 2002, the Federal Emergency



Management Agency (FEMA) initiated a revision to the effective Flood Insurance Rate Map for King County. Approximately twelve acres within Carnation's Potential Annexation Area (PAA) were included within the Snoqualmie River floodway. Washington State Law does not allow new residential development on properties within the FEMA floodway (RCW 86.16.041.)

The City of Carnation estimated the loss of residential capacity at approximately 50 houses. In order to address this loss of capacity, eight rural parcels totaling 21 acres were redesignated as urban and added to the City's PAA. With a zoning designation of four units per acres, this change expanded the City's development capacity by 84 housing units – 34 more than what was lost by the change in the FEMA floodway.

#### **IV. CONCLUSION & RECOMMENDATION**

According to the King County 2014 Buildable Lands Report, the existing Carnation UGA has sufficient capacity to accommodate forecasted growth (approximately 470 unit surplus) through 2031. There are large parcels in the northwest corner of Carnation's UGA zoned for development at six units per acre upon annexation to the City. These properties are currently zoned UR (one unit per five acres) but would be eligible for the higher density zoning upon annexation.

While these parcels are not needed for capacity reasons, there may be a public benefit in allowing some urban growth through a Four-to-One, which would result in the permanent conservation of rural and/or agricultural lands that would serve as a buffer to other agricultural properties recently acquired by King County. It would also allow the City to increase its residential base, which was noted as a reason for the City's support of this proposal.

Were this proposal to be submitted, King County has an interest in protecting the adjacent Agricultural Production District from development pressure through a permanent buffer, protecting views from the valley floor from incompatible hillside development, preferring that the dedicated open space be in a contiguous parcel, allowing access to the new urban development in a manner that does not compromise the adjacent agricultural district's access on the eastern edge, and ensuring that the new urban development uses the land efficiently.

Recommendation:

Do not expand the UGA boundary at this time, but consider a Four-to-One proposal, consistent with the aforementioned interests, should the property owner apply.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #13**

**North Bend Urban Growth Boundary Expansion**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. POLICY CONTEXT**

Adopted policies relevant to and influencing a decision on this request are found in the Countywide Planning Policies and 2012 Comprehensive Plan.

Countywide Planning Policies

The following 2012 Countywide Planning Policies directing the expansion of the urban Growth Area are applicable to this request:

**DP-15** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

#### King County Comprehensive Plan

**R-203** King County's Rural Area is considered to 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 the Countywide Planning Policies.

- U-102** The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that 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;
  - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
  - c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
  - d. 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;
  - e. Are included within the Bear Creek Urban Planned Development sites; and
  - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-186** 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.
- U-187** 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;
  - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
  - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.
- U-189** Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. 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.

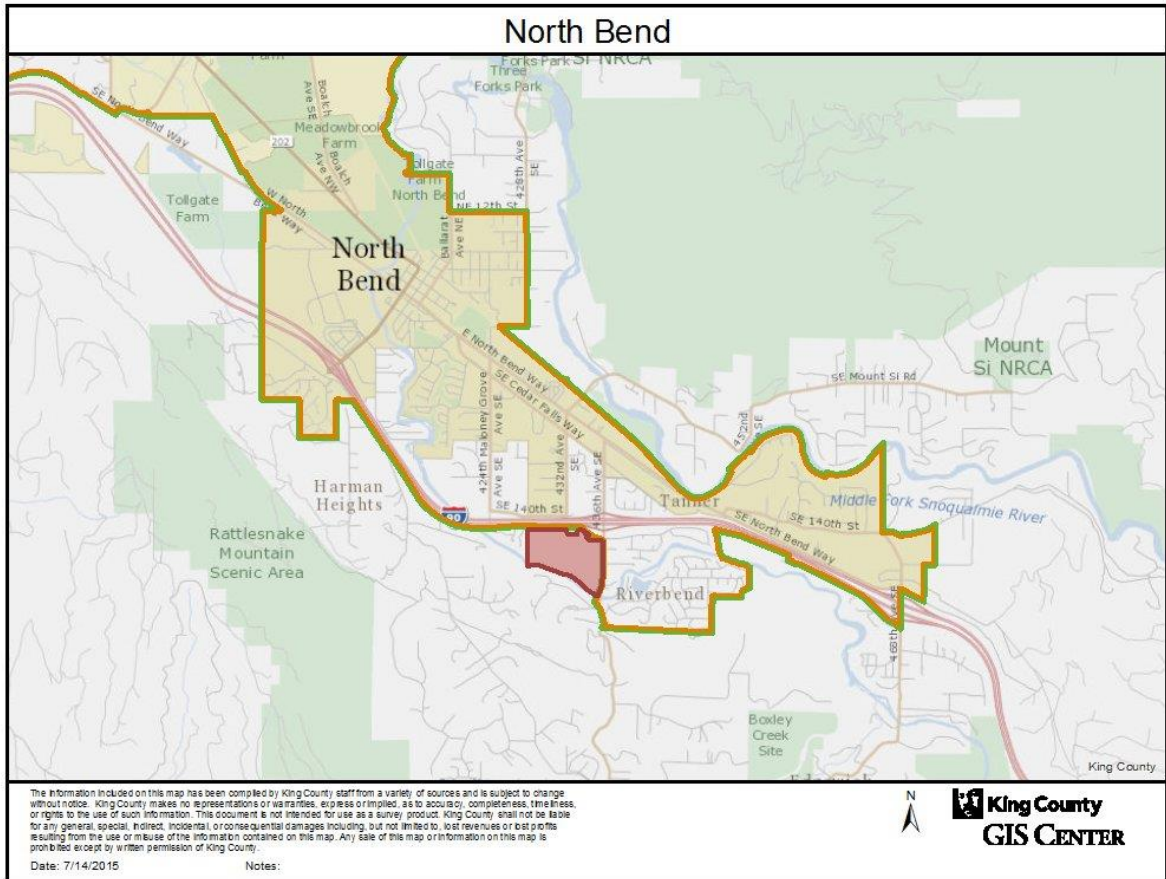
Area Zoning Study #13  
North Bend UGA Expansion

U-190 King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.

III. BACKGROUND INFORMATION

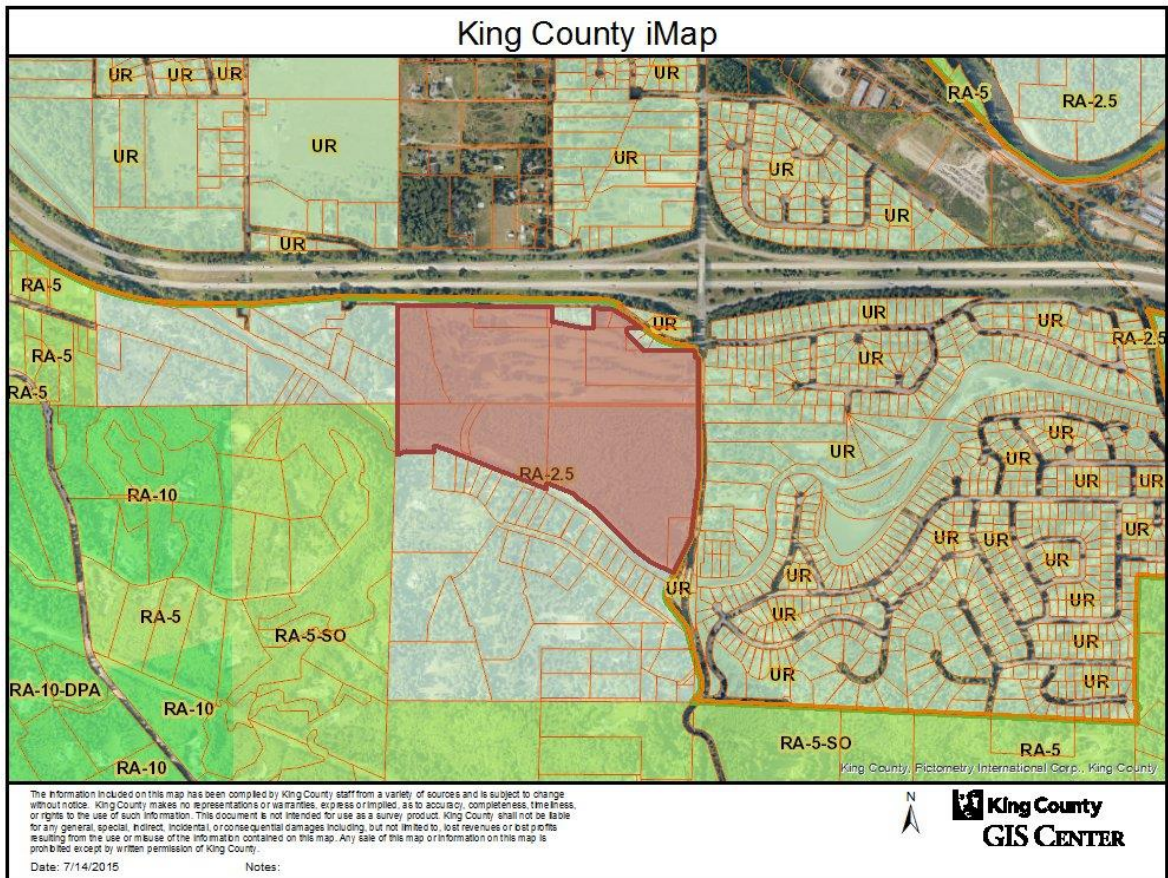
A. MAPS

i. Vicinity Map:



Area Zoning Study #13  
North Bend UGA Expansion

ii. Zoning:



B. PARCEL INFORMATION

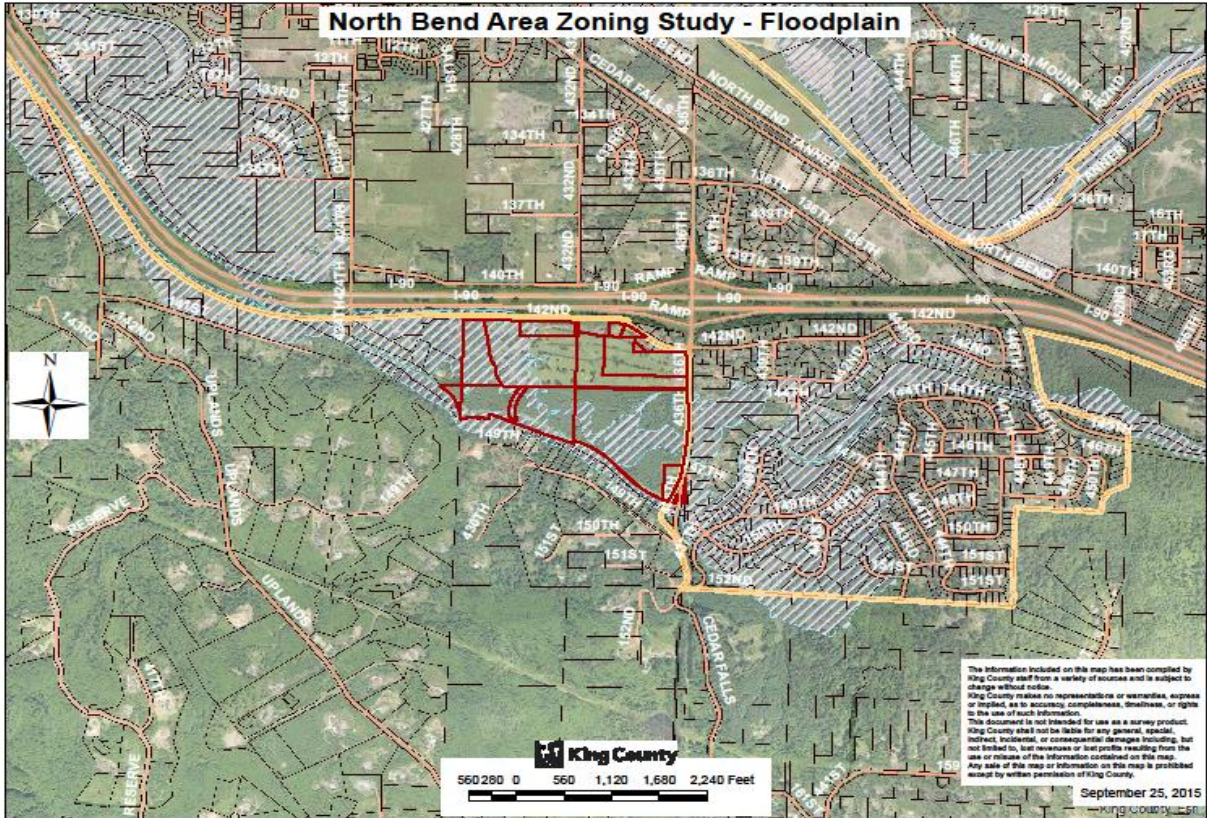
The study area is adjacent to the urban growth boundary to the north and east. The properties are all zoned RA-2.5, with the ability to develop at 1du/five acres. The northeast portion of the study area is comprised of a golf course; current use of the other properties includes residential, vacant, and some legal non-conforming commercial. The map below shows that a majority of the area is within designated floodway and floodplain. The main area located outside of the floodplain is the golf course.

The fourteen parcels together total 97.6 acres.

There are nearby areas north of I-90 and east of 436<sup>th</sup> Street that are within the City's designated expansion area which have not yet been annexed. Much of the study area's development potential is currently limited by a combination of rural zoning, critical areas, floodplain and floodway, as well as shoreline conditions.

**i. Floodplain**

The study area contains floodplain and shoreline buffers associated with the Snoqualmie River.



**C. LAND USE INFORMATION**

The study area is completely comprised of properties zoned RA-2.5. This zone may develop at a density of 1 du/5 acres. Density may be increased to 2 du/5 acres through the transfer of density credits from rural forest focus areas.

The owner of parcel 2223089002 (one of the lots in the proposal) is currently pursuing a pre-application conference with DPER for an 11 lot subdivision on 56 acres.

Properties to the east of the proposal across 436<sup>th</sup> Street are zoned UR (Urban Reserve) and are developed into single-family subdivisions at 4 units/acre.

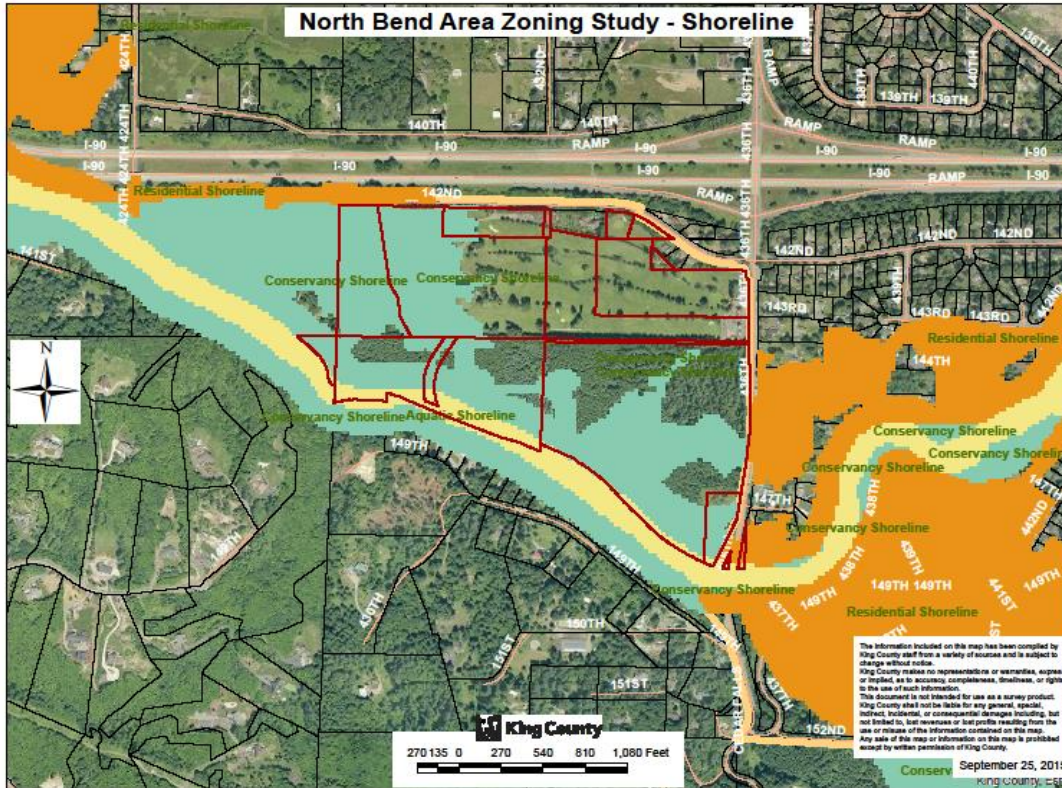
**D. INFRASTRUCTURE**

Properties in the study area are served by septic systems and wells; there are no municipal water or sewer services present near the site. The properties are within a travel shed that passes transportation concurrency.

### E. ENVIRONMENTAL

The entire study area is within a seismic hazard area and there may be wetlands present near the river. As previously mentioned, there are floodway and floodplain conditions present on three-quarters of the properties. A majority of the properties are within the Conservancy shoreline designation as depicted on the following map.

#### Shoreline



### F. COMMUNICATION WITH THE CITY OF NORTH BEND and GOLF COURSE PROPERTY OWNER

During the study period, an email was sent to the King County Council from the City Administrator supporting this request and asking that the issue be included in the Council's 2016 Comprehensive Plan update scope of work.

An on-site meeting with one of the property owners indicated that a final decision has not been made as to whether all of the property owners will coordinate on a Four to One proposal for the entire study area. There was communication with other property owners and a letter submitted during the public comment period expressing their interest in potential urban development.



#### G. THE FOUR TO ONE PROGRAM

The Four-to-One Program is discretionary and is initiated by property owner application. The proponent(s) submit an application that demonstrates how the proposal meets all of the criteria of the Program, which is then evaluated by King County. As the parcels on the whole are 97.6 acres, if the Four to One were fully on-site, the new urban area would be 19.52 acres and the new open space would be 78.08 acres. Given the multiple owners, there are several configurations for developing a Four-to-One proposal depending on whether or not the owners coordinate on an application. The minimum size for the Four to One program is 20 acres.

#### IV. CONCLUSION & RECOMMENDATION

Recommendation: Do not expand the UGA boundary at this time, but consider a Four-to-One proposal, consistent with the aforementioned interests, should the property owner(s) apply.

The property owners could work together to submit a Four to One proposal. Were this to occur, or were they to approach the County separately, King County has an interest in minimizing development in the floodplain (as shown on the maps on the previous pages), protecting the riparian corridors functions, and not expanding the existing commercial development as part of a proposal as this is not part of the program.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #14**

**Cedar Hills – Maple Valley Subarea Plan**

**Executive Recommended Plan**

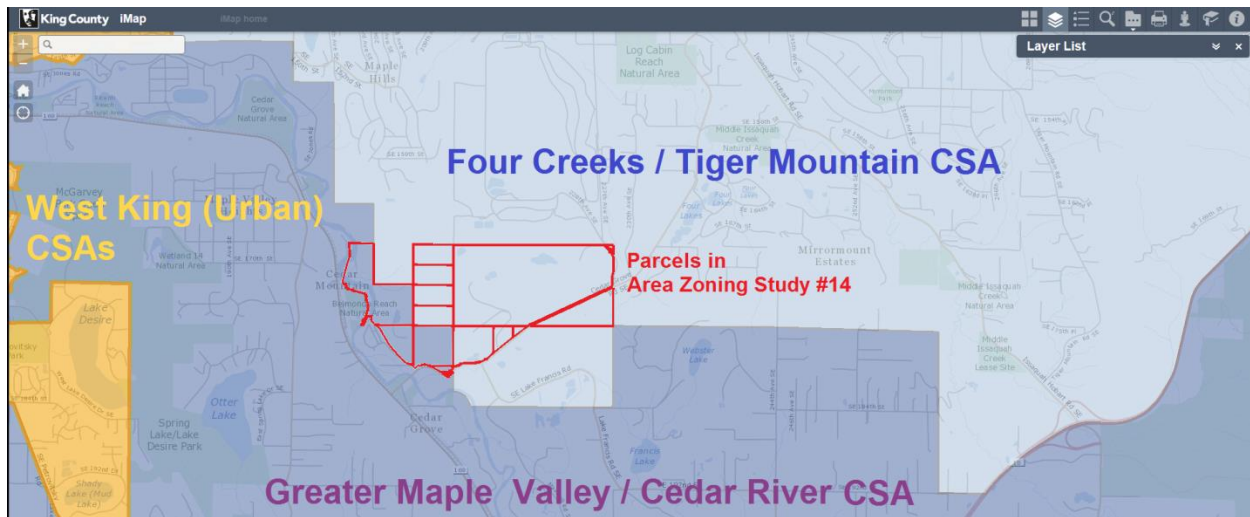
**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. BACKGROUND**

The chart below is from Chapter 11 of the 2016 King County Comprehensive Plan. It shows the timeline for the new subarea planning work that will be undertaken by the Department of Permitting and Environmental Review. As shown in the map below, the parcels identified for this Area Zoning Study are predominantly within the Four Creeks / Tiger Mountain Community Service Area.

Area Zoning Study #14  
Cedar Hills/Maple Valley



The Cedar Hills landfill closure date has been extended for another 10 years by King County’s Solid Waste Division of the Department of Natural Resources and Parks. Until the landfill is closed or a specific closure date is known, planning for the area premature. Consequently, the Cedar Hills/Maple Valley subarea plan is scheduled for the 2023 review with the rest of the Four Creeks/Tiger Mountain Community Service Area.

Year	Community Service Area	Other Planning
2016	West King County Community Service Area – Skyway-West Hill, Vashon-Maury Island Community Service Area	Four Year Major Comp. Plan Update
2017	West King County Community Service Area – North Highline	
2018	Snoqualmie Valley/Northeast King County Community Service Area	
2019	Greater Maple Valley/Cedar River Community Service Area	
2020	West King County Community Service Area	Four Year Comp. Plan
2021	Bear Creek/ Sammamish Community Service Area	
2022	Southeast King County Community Service Area	
2023	Four Creeks/Tiger Mountain Community Service Area	

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. By establishing a regular cycle and looking at specific areas that have distinct issues within the larger geographic area as a whole, the approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable. Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a CSA outside of the planning cycle, the cycle may be adjusted.

Reviewing all seven subareas over the course of an eight year period at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable

planning process. During this process, a detailed land use plan may not necessarily be prepared or updated for an entire CSA. However, the full CSA will receive a thorough assessment of its goals, population changes, employment targets and similar demographic and socioeconomic indicators.

This high level review will occur within each CSA in its designated year along with some type of more detailed land use planning being conducted. The latter will be guided by a series of criteria such as citizen interest, elected official priorities, funding, and new development. County requirements that necessitate a Comprehensive Plan review every four years are met through this routine evaluation of each CSA. The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.

Please refer to Chapter 11 of the 2016 Comprehensive Plan Update for additional details on the County's subarea planning process.

### **III CONCLUSIONS AND RECOMMENDATION**

Recommendation: initiate a subarea plan for Cedar Hills/Maple Valley area in the 2023 Community Service Area Planning cycle or when there is certainty about the closure of the Cedar Hills landfill.



**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #15  
Maple Valley Industrial**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

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.

**II. POLICY CONTEXT**

2012 King County Comprehensive Plan

This site is within unincorporated urban King County and the Comprehensive Plan designates the site as Industrial land use with Industrial zoning and specific development conditions. A balancing of the below policies is necessary for review and considerations. Some policies encourage preservation and development of industrial sites, while other policies suggest those sites should avoid conflict with surrounding rural residential areas and addresses access issues.

- ED-102 The focus for significant economic growth will remain within the Urban Growth Area, while within the Rural Area, the focus will be on sustaining and enhancing prosperous and successful rural businesses as well as encouraging new businesses that support and are compatible with the rural economic clusters.
- ED-204 King County shall encourage redevelopment of and reinvestment in industrial and manufacturing properties by collaborating with other jurisdictions and the private sector to remove, revise, or streamline regulatory or other redevelopment barriers without compromising environmental standards or quality. This includes assessment and/or remediation of contaminated properties.
- ED-211 King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land, including but not limited to:
- a. Complying with the State of Washington Buildable Lands Program – RCW

- 36.70A.215 – and, in cooperation with the cities, inventory and monitor the use of industrial, commercial, and residential lands every five years;
- b. Partnering with other jurisdictions and the private sector, to advocate for development and maintenance of a regional Geographic Information System to track the supply of land;
- c. Actively applying for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public Brownfields;
- d. Selling county-owned surplus industrial and commercial lands for development by the private sector;
- e. Promoting the redevelopment and infill of industrial and commercial areas and explore the feasibility of using incentives to achieve this goal; and
- f. Preventing the encroachment of non-industrial uses on industrially-zoned land and the rezoning of industrial land to other uses.

- U-115 King County shall provide adequate land capacity for residential, commercial, industrial and other non-residential growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.
- U-172 Within the UGA, but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.
- U-173 Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.
- U-208 King County shall consider initiating new subarea planning processes for the urban unincorporated areas to assess the feasibility of allowing additional commercial, industrial and high-density residential development through the application of new zoning.

### III. BACKGROUND INFORMATION

Historically part of the Maple Valley gravel pit located to the south. A couple of code enforcement cases and remediation permits related to clearing and grading were undertaken for the site between 2001- 2003. Most of the site was filled and graded and was being developed as an approximately 490 stall RV storage lot when the last permit application B03M0163 permit was cancelled in 2003. Comments from the surrounding neighborhood area indicated opposition to impacts on the surrounding rural area at that time.

The 1997 **Ordinance No. 12824** became effective in August 1997, one month before the City of Maple Valley incorporated. The City did not include the area in its incorporation. Ordinance 12824 designated the property Industrial (I) and placed the following limitation on the three parcels:

Area Zoning Study #15  
Maple Valley Industrial

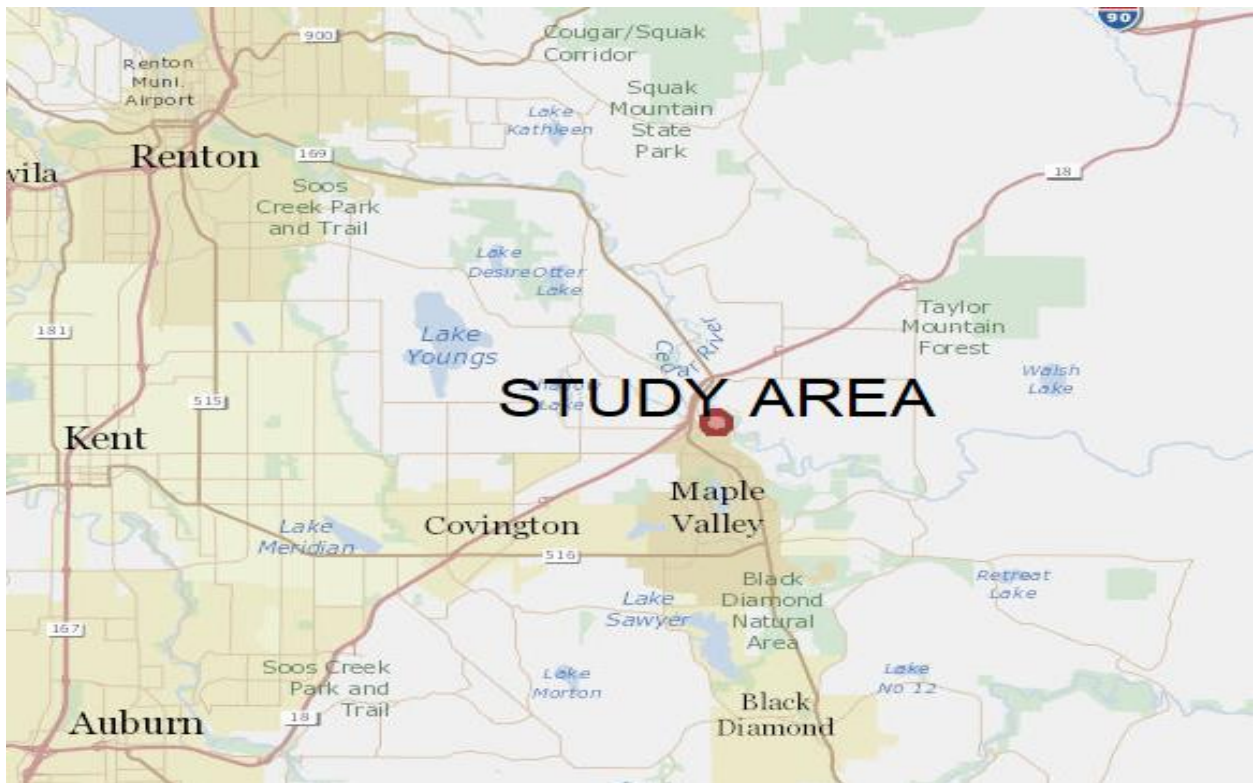
Development Condition Text

*R & H Partnership Urban Reserve Study (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 72)*

- 1. Future industrial development shall be limited to those that do not require a conditional use permit; and*
- 2. A limited scope Master Drainage Plan shall be completed by the developer to address groundwater concerns.*

A. MAPS

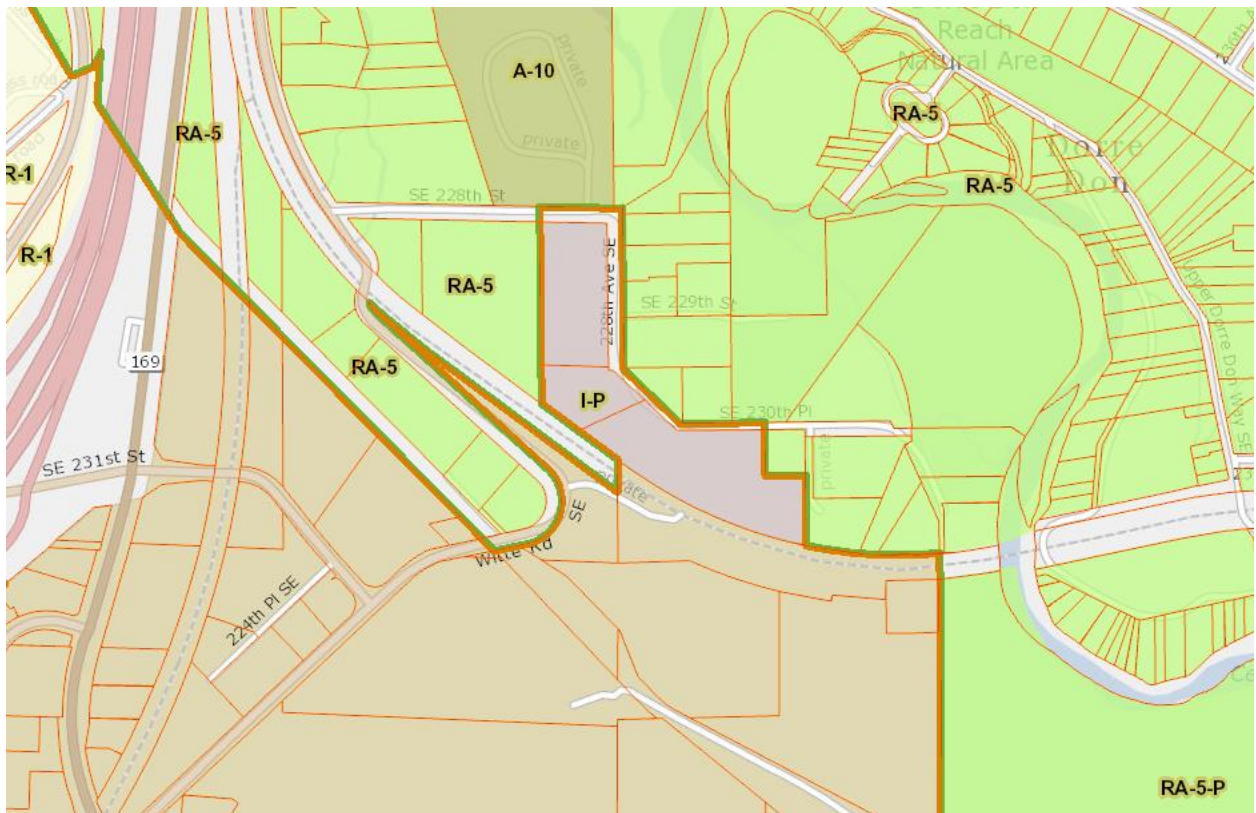
i. Vicinity Maps:







iii Zoning Map:



B. PARCEL INFORMATION

The site consists of three parcels:

Parcel # 1622069091	5.63 acres
Parcel # 1522069034	1.66 acres
Parcel # 1522069036	5.63 acres
<b>Total</b>	<b>11.5 acres</b>

i. Site Description:

The existing site is relatively flat with topography generally falling from southeast to northwest. There are no existing structures on site; however, a chain-link fence surrounds the site and light poles placed throughout the site. The site sits elevated (due to past filling) from the roadways to the east and north and vegetation for most of fenced area consists of grasses. A shallow swale conveys onsite drainage from the southeast to a sediment pond located in the northwest part of the site. The Cedar River Trail ROW borders the southwest portion of the site.

ii. Critical Areas:

These three parcels are all located in mapped seismic hazard and Category I Critical Aquifer Recharge Area. CARA I is the most restrictive CARA designation and limits certain land

uses in 21A.24.316. This further limits uses beyond the 'development condition' currently placed.

Parcel 152206-9036 also has a small area of mapped landslide hazard adjacent to the County trail property, and an area of steep slopes in the southeastern corner of the site.

Parcel 152206-9036 has a wetland that appears to be in the eastern portion of the site. The wetland was rated Class 2 with a 50-foot buffer under the Sensitive Areas Code. A mitigation plan was required in 2002 for clearing part of the buffer. The mitigation plantings were implemented, and the financial guarantee released a few years later. The Critical Areas Code will likely require a larger buffer with a different wetland rating.

On the far side of the County trail from these parcels are steep slopes, and mapped landslide and erosion hazards. The standard buffer from a steep slope is 50 feet, with an additional 15-foot building setback. It appears that this buffer does not encroach on any of these parcels.

The Cedar River is approximately 500 feet to northeast from the northern portion of the site.

iii. Access and roadway infrastructure:

Two access points to the site come from 228<sup>th</sup> Ave SE and SE 230<sup>th</sup> Place. These roads connect with lower Witte Road via SE 228<sup>th</sup> Street, just north of the Cedar River Trail crossing. This crossing poses the first access problem with only an approximately 12 foot clearance – it will not provide suitable truck or fire apparatus access. See attached visuals below for roadway geometric conditions. Witte Road is classified as a 'neighborhood collector' and SE 228<sup>th</sup> street, 228<sup>th</sup> Avenue SE and SE 230<sup>th</sup> place are designated 'minor access' roadways. These roads are rural in nature ranging from 18-24 feet of pavement with varying shoulder and no curbs, gutters or sidewalks.

The access roads do not meet fire access standards or current King County Road Standards. Accommodating some types industrial uses generating higher levels of traffic and certain types of trucks will be a challenge for this site and the existing access, significant on-site and off-site improvements are likely necessary for urban level industrial development and even rural level industrial development will necessitate improvements.

## C. LAND USE INFORMATION

The site is designated Industrial and within the Urban Growth Area adjacent to the City of Maple Valley. The City has not identified this area as part of its Potential Annexation Area nor has any land use designation been proposed in the City's Comprehensive Plan. The City is currently updating its Comprehensive Plan, and while future development is being planned of the former gravel pit within the City to the south, there is no consideration of annexation or planning by the City for this Area Zoning Study site.

The site is topographically and physically separated from the City due to slopes, the City of Seattle Cedar River Water Transmission Line ROW and the King County Cedar River Trail ROW. Rural infrastructure, rural residential and agricultural uses and character to the north,

east and west and the presence of environmentally sensitive areas in the vicinity pose challenges for annexation and urban level development.

The current development condition limits uses of the site to those that do not require a Conditional Use Permit. This is appropriate to avoid the more intense uses or uses with potentially more impacts than those permitted outright. This is likely in recognition of the site infrastructure limitations and surrounding rural character. Additionally, the CARA 1 designation further restricts or prohibits land uses that pose a potential risk to the aquifer, most of these restrictions are on industrial type uses. The following specific uses are restricted by the Development Condition:

Campgrounds, Helistop (some types), Textile Mill Products, Paper and Allied Products, Chemicals and Allied Products, Petroleum Refining and Related Industries, Rubber and Misc. Plastics Products, Primary Metal Industries, Heavy Machinery and Equipment, Railroad Equipment, Guided Missile and Space Vehicle Parts, Miscellaneous Transportation Vehicles, Motor Vehicle and Bicycle Manufacturing, Aircraft, Ship and Boat Building (over 48 ft. in length), Public Agency Training Facility, Oil and Gas Extraction, Soil Recycling Facility, Wastewater Treatment Facility, Marijuana Producer / Processor (over 2000 sf)

Land uses to the north, east and west consist of mostly rural residential and one larger site to the north zoned agricultural with some type of equestrian facility.

Considering the context in which this site sits, it could be considered for redesignation from urban to rural, as guided by the following policy in the 2012 Countywide Planning Policies:

- DP-18:** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:
- iii. Is not characterized by urban development;
  - iv. Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
  - v. Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

The site appears to meet the criteria for moving the UGA identified in CPP DP-18:

1. It is not needed to accommodate projected growth.

This site is zoned Industrial and thus the projected growth analysis is for employment, not housing. This site is currently designated Urban. However, is not within any Potential Annexation Area (PAA). The only potential annexation would be to the City of Maple Valley, however, the City has not designated it, nor intends to, due to its lack of infrastructure, topographical separation, sensitive areas and separation by linear utility and park ROWs.

Based upon the CPPs Table DP-1 “King County Growth Targets” and the 2014 Buildable Lands report, the site is not needed to accommodate projected employment growth as follows:

- The City of Maple Valley has an excess of capacity to meet the employment growth targets. The Maple Valley target is between 2000 and 2044 jobs with a capacity already within the city for 3,816 jobs. Even if Maple valley intended to annex this area, it still wouldn't be needed by the city to accommodate projected employment growth.
  - The proposed site is characterized in the CPPs as an "Unclaimed Urban unincorporated area". The total employment target for all such areas within the County is 90, which represents less 1% of the total unincorporated urban target of between 9,060 and 10,600.
  - Since it is "unclaimed", and so small in comparison to all commercial and industrial urban unincorporated areas - it isn't really needed to accommodate any employment growth target. It would still remain in unincorporated King County and would still accommodate some employment within the rural area.
  - Using the formula from the Buildable Lands Report, which assumes urban infrastructure (which doesn't exist and likely won't here), the calculated employment capacity would be approximately 122 employees. Apparently this one site exceeds the target of 90. It is doubtful the site could have ever accommodated that amount of employment, and in any event, this would only be technically lost if it were rezoned to a non-commercial / non-industrial designation.
2. The site or immediate area is not served by public sewers (Soos Creek sewer area map).
  3. The site is contiguous with the Rural Area.
  4. The site meets the following criteria:
    - a) As shown on the aerial maps and photos, and confirmed with site visits, the area is not characterized by urban development. The road infrastructure, access, lack of utilities and presence of some critical areas do not support urban development.
    - b) The site is not developed and currently vacant, properties to the north, east and west are developed with low density residential rural area uses / lot patterns. Properties to south contain slope related restrictions, the Cedar River Trail ROW and the City of Seattle Cedar River Water pipeline easements. Beyond those linear areas to the south are undeveloped areas and a vacant former asphalt plant within the City of Maple Valley.
    - c) The site itself has designated seismic hazard and Category I Critical Aquifer Recharge Areas (CARA). A Class 2 or greater wetland has been delineated in the eastern portion of the site. Slope related and / or landslide areas exist along the south and southeastern portions of the site. CARA I is the most restrictive CARA designation. These environmentally sensitive areas and associated land use restrictions, buffers and mitigations make higher density (or intensity) development inappropriate.

#### D. INFRASTRUCTURE

The site is within the Cedar River Water District service area; however, no fire hydrants appear along the access route. The Critical Aquifer Recharge Area designation and suspected ground water issues will pose additional difficulties for drainage / surface water compliance of large scale industrial uses. The site is also within the Soos Creek Sewer District Boundaries, however is not currently served by sewer, nor has any septic system approvals. The rural residential sites to the north, east and west are served by on-site septic systems.

## **E. COMMUNICATION WITH OWNER REPRESENTATIVE**

Ownership of the property is in a partnership. Discussion with the owner representative provided some insight and generally they would prefer no change to the current Urban status at this time. A concern is that without Urban designation and the possibility of the site being served by sewers, use of the site would be significantly limited because septic design would likely be very difficult based on the property not infiltrating sufficiently and many Industrial uses not being permitted to discharge to septic systems. The owner represents that some feasibility has been explored to serve the site through an existing sewer easement and a pressurized / pump system that would get sewer effluent to a location to the south where sewer service exists by Soos Creek within the City of Maple Valley.

## **IV. CONCLUSION & RECOMMENDATION**

The City of Maple Valley does not have any plans to annex this area. Further, the site currently lacks urban services and infrastructure adequate for an Urban Industrial site, has environmental constraints, and is generally within an area characterized as rural. It also abuts an agricultural parcel, which may create incompatibilities.

The development conditions restricting uses to those that do not require a Conditional Use Permit help to limit the types of uses that would likely conflict with surrounding rural areas and should not be removed. The condition concerning a “master drainage plan” should also remain. This condition is not likely harmful to development since the subsequent adoption of more rigid standards within the King County Surface Water Design Manual and designation of the site as a category 1 Critical Aquifer Recharge Area require groundwater study and drainage plan review and approval.

Recommendation: Do not propose any changes to these parcels at this time. Consideration in future Comprehensive Plan updates as to whether the site should be removed from the Urban Growth Area could occur after more thorough feasibility and analysis of infrastructure needs to facilitate an Industrial Use.

Attachments:

- Aerial view
- Street / access photos

Area Zoning Study #15  
Maple Valley Industrial

Aerial view of area.



Area Zoning Study #15  
Maple Valley Industrial

Witte Road looking south and just south of intersection with 228<sup>th</sup> Street. Cedar River Trail (old trestle) crossing.



Area Zoning Study #15  
Maple Valley Industrial

Looking east onto SE 228<sup>th</sup> street from Witte Rd.





Area Zoning Study #15  
Maple Valley Industrial

Looking south onto 228<sup>th</sup> Avenue from 228<sup>th</sup> Street.



Area Zoning Study #15  
Maple Valley Industrial

Looking south near the transition from SE 228<sup>th</sup> Ave to SE 230<sup>th</sup> place. Note the low utility lines.



Area Zoning Study #15  
Maple Valley Industrial

Looking east onto SE 230<sup>th</sup> from 228<sup>th</sup> Ave. The utility pole on right is near the SE edge of property.





**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #16  
Fairwood (B)**

**Executive Recommended Plan**

**I. SUMMARY** (Scope of Work from King County Council Motion 14351)

Fairwood (B) - Review land use designations and implementing zoning on parcels 247330-0010, -0020, -0030, -0040, -0070, -0080, -0090, -0100, -0110, -0120, 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.

This item originated with the King County Council and was added to the scope of work in response to a complaint filed by tenants and a condo owner within the existing multi-family development regarding a medical marijuana shop within the development.

**II. POLICY CONTEXT**

Adopted Comprehensive Plan policies relevant to and influencing a decision on this request are as follows.

**U-119** King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least 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-121** Multifamily housing in the Urban Growth Area should be sited as follows:

- a. In or next to unincorporated activity centers or next to 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 housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern 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 larger sites.

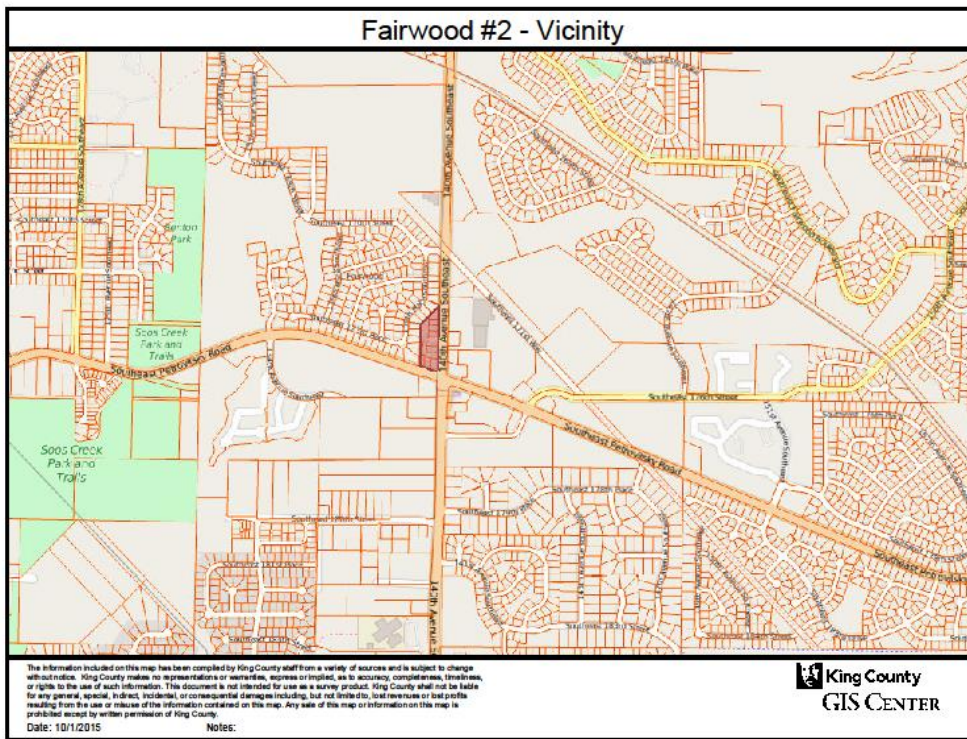
- U-122** Land zoned for multifamily uses should be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.
- U-125** King County should support proposed zoning changes to increase density within the Urban Area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:
- a. The development will be compatible with the character and scale of the surrounding neighborhood;
  - b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;
  - c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas, either on site or in the vicinity of the proposed development;
  - d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; or
  - e. The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities.
- U-130** 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; 2-15 November 2013 (as amended by Ordinance 17687)
  - c. Off-street parking behind or to the side of the buildings, or enclosed within buildings; and
  - d. Opportunities to have safe, accessible pedestrian connections and bicycle facilities within the development and to adjacent residential developments.
- U-159** Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:
- a. Retail stores and services;
  - b. Professional offices;
  - c. Community and human services;
  - d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and
  - e. Stands or small outlets that offer fresh fruit and produce and locally produced value-added food products.
- U-160** 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. (*emphasis added*)

**U-306** King County shall assure that there is sufficient land in the unincorporated urban areas zoned to accommodate King County's share of affordable housing and provide a range of affordable housing types, including higher-density single-family homes, multifamily properties, manufactured housing, cottage housing, accessory dwelling units and mixed-use developments. King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for this range of housing types that are more likely to be affordable to low-, moderate- and middle-income households.

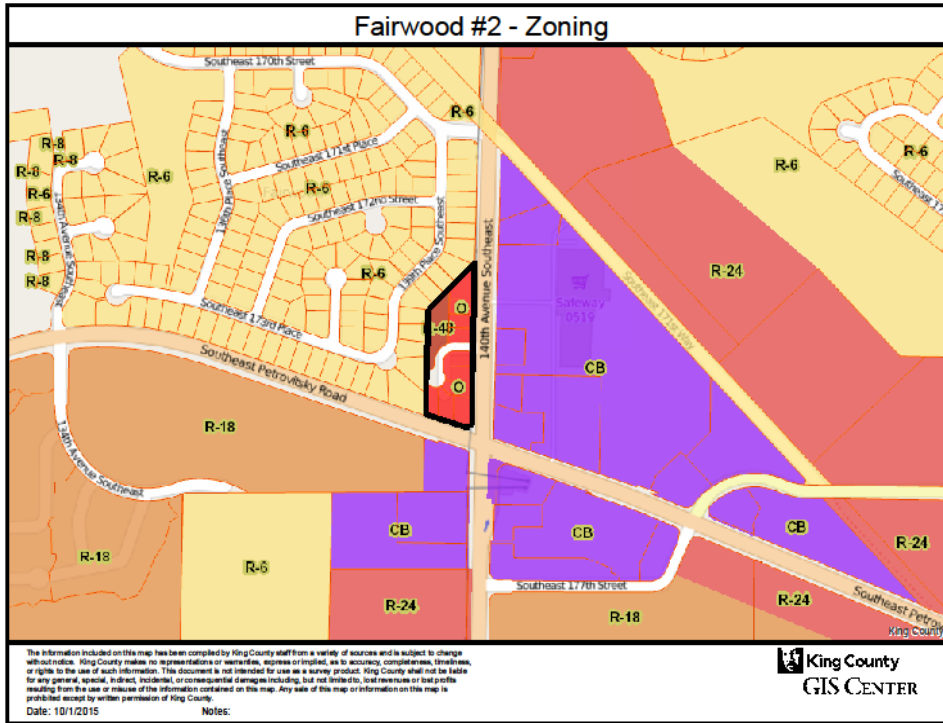
**U-353** King County should assist owners of rental properties serving low- and moderate-income residents to acquire financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.

### III. BACKGROUND INFORMATION

- A. MAPS
  - i. Vicinity



ii. Zoning



B. PARCEL INFORMATION

- Current Comprehensive Plan Land Use Designation – CB & UH (Community Business Center and Urban Residential High (Urban Residential >12 du/ac)
- Current Zoning – R-48 ( 48 du/acre) for the parcel with UH land use and O (office) for the parcels with the CB land use
- Acreage – 2.35 acres (approx.)
- Council District – Reagan Dunn
- Potential Annexation Area – Fairwood/Renton
- School District – Renton #403
- Drainage Basin – Lower Cedar River
- Watershed – Cedar River/Lake Washington
- MPS Zone – 336
- Concurrency – Pass (2015, updated annually)
- Sewer & Water – Cedar River Water & Sewer District
- Metro service available along 140<sup>th</sup> Ave SE and SE Petrovitsky Road

Parcels are currently developed with an office building, 4-plexes and a 10-unit condominium. The site is located within the Urban Growth Area and Renton’s Potential Annexation Area.

C. LAND USE INFORMATION

140<sup>th</sup> Ave SE (principal arterial) adjoins the east boundary and SE Petrovitsky Road (principal arterial) adjoins the south boundary of the site. A fully developed neighborhood of single family detached residences adjoin the west and north boundaries. Commercial/retail

and utility properties are located on the remaining three quadrants of the 140<sup>th</sup> Ave SE & SE Petrovitsky Road intersection, including a small power substation on the SE corner owned by Puget Sound Energy/ELEC

Since the 1980s, several of the ground floor units in the O zone have converted to business uses, including a computer repair store, a chiropractic clinic and a psychic studio. Presently, there is a vacant ground floor unit at 13955 SE 173<sup>rd</sup> Place (Parcel #2473300100), which was formerly an attorney's office and, most recently, a medical marijuana dispensary. All other units appear to be occupied.

The King County Assessor's Office shows all eleven structures on the site as being constructed in either 1967 or 1968 and building quality classified as "Low" or "Average/Good". The 40 dwelling units located in the O zone (4-plexes) are legal nonconforming uses and the 10-unit condominium structure located in the R-48 zone is a legal conforming use.

According to information available to staff, no specific new or adapted land uses are proposed on the 2+ acres at this time. The purpose of this analysis is to identify the pros and cons of a potential rezone (presumably an upzone) and the impacts of such a zoning change as contrasted with land uses and zoning remaining unchanged. Under existing zoning (R-48), the 0.53-acre condo parcel is allowed primarily residential uses outright and some recreational, cultural, educational and low-impact service and governmental uses with special conditions. The ten parcels with O zoning also allow multi-family uses but only as part of a mixed use development (not a single use). Other uses permitted in the O zone include professional and medical services, hotel, theater, library, self-service storage, eating and drinking places, religious and social service uses and government buildings. Many other service-related uses are allowed in the O zone with special permits.

The zoning of adjacent parcels is as follows:

- North: R-6
- South: CB
- East: R-6
- West: CB

#### D. INFRASTRUCTURE

Given the low level-of-service and functionality of the SE Petrovitsky Road & 140<sup>th</sup> Ave SE intersection, developments with 30 pm peak hour and 20 percent of the development generated trips may be problematic. A traffic study based on current volumes is underway by private developer(s) for a new residential subdivision to the south of this intersection. Prior traffic analysis by KCDOT placed the intersection at a level-of-service "F". A project specific, detailed traffic impact analysis would be required with any future development application. King County's 2012 Transportation Needs Report identifies the SE Petrovitsky & 140<sup>th</sup> Ave SE intersection as a "medium" safety priority and Tier 1 project (#CP-15) to widen all legs of the intersection for increased capacity. It is shown as a "High Accident Location" (HAL) in the 2012 TNR. The draft 2016 TNR maintains this project as a priority and adds a new traffic control project on SE Petrovitsky Road from 140<sup>th</sup> Ave SE to 143<sup>rd</sup> Ave SE. As noted above, all parcels within this site are served by Cedar River Water and Sewer District utilities.



#### E. COMMUNICATION WITH THE CITY OF RENTON

City of Renton planning staff received notice of the zoning study and submitted written comments discussing continued commercial and mixed use development that provides a suitable transition to the abutting low density areas. These designations align with existing King County zoning districts and land uses on the property. The study property has been in Renton's PAA since 1995 and, according to the city, the Fairwood/Petrovitsky area voted to not annex to the City of Renton in 2010.

#### F. CODE ENFORCEMENT HISTORY

As of January 2016, there are no open King County code enforcement cases within the 2-acre site. There are also no pending applications with the Washington State Liquor and Cannabis Board for marijuana retail uses on this property. However, King County Code Enforcement provided the following summary of a now closed medical marijuana establishment and code violation case located at 13955 SE 173<sup>rd</sup> Place (Parcel #2473300100):

- Prior to adoption of King County's moratorium on new marijuana uses in December 2013, a marijuana dispensary named *Solutions Medical Cannabis* replaced an attorney's office at the above address. When the owner sought to legalize the dispensary, King County could not issue a permit since the request was filed post-moratorium.
- A complaint was filed against *Solutions Medical Cannabis* through the County Council in February 2013 for operating a medical marijuana store in the O zone.
- In Spring 2015, a traffic accident damaged the building at 13955 SE 173<sup>rd</sup> Place, forcing the marijuana business to vacate the premises. They were going to repair the structure but never did. The unit is presently vacant.
- A different medical marijuana business opened in a second unit further north on 140<sup>th</sup> Avenue SE after the moratorium. King County code enforcement required the business to vacate the premises, which they did.

(Formal complaints on any future code violations on the property should be made to the King County Code Enforcement hotline at 206-296-6680 (business hours) or 1-888-437-4771 (after business hours).]

#### IV. CONCLUSION & RECOMMENDATION

Policy U-159 strongly encourages multi-family housing as part of a Community Business Center. The site already contains 40 apartments and these apartments comprise the nearest and largest concentration of multi-family housing stock to the SE Petrovitsky/140<sup>th</sup> Ave SE intersection. Rezoning to either CB or NB zoning may work against the protection and continued occupation of the existing multi-family housing. Also, per Policy U-122, the 0.53-acre parcel that is currently zoned R-48 could not be rezoned unless another parcel is identified to offset the loss of the 10 condominiums. To staff's knowledge, no such analysis has been performed. If any significant redevelopment were to occur within the 2+ acre site, it makes most sense to consider all 11 parcels together to help ensure the outcome is appropriate for the existing residents on this property and the Fairwood community at large.

Area Zoning Study #16  
Fairwood (B)

The existing uses allowed in these two zoning districts offer a sufficient range and diversity to accomplish many community business district objectives while also protecting the multi-family residential housing stock on the site. Until annexed, the County zoning appears to meet the current and projected needs of the market.

**Recommendation:**

Retain the existing O and R-48 zoning.



**King County**

**2016 King County Comprehensive Plan Update**

**Taylor Mountain Forest**

**Area Zoning and Land Use Study #19**

**Executive Recommended Plan**

**I. SUMMARY**

This is an internal request to rezone ten entire parcels and a portion of another split zoned parcel within King County Parks' Taylor Mountain Forest from RA 10 to F zoning and include those parcels in the Forest Production District. One parcel will have its land use category changed from "Forestry" to Open Space and two others will have their land use category changed from "Rural Area" to Open Space, consistent with the land use on the remaining parcels.

**II. POLICY CONTEXT**

All parcels within the boundaries of an FPD should be zoned Forest and large tracts of forest land owned by King County shall in the FPD shall remain in forestry or forest cover.

**R-606**            **Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites where the principal and preferred land uses will be commercial resource management activities, and by the designation of appropriate compatible uses on adjacent rural and urban lands.**

**P-116 Forest land owned by King County shall provide large tracts of forested property in the Rural Forest Focus Areas and the Forest Production District (FPD) that will remain in active forestry, protect areas from development or provide a buffer between commercial forestland and adjacent residential development**

**III. BACKGROUND INFORMATION**

This request is for land King County Parks owns in fee. Justification for this request is based on the following:

- All but one of the other parcels within Taylor Mountain Forest are already in the F zone/FPD. The parcels included in this request are adjacent to/east of the existing F zoned parcels.
- One acquisition funding source used to acquire some of the land within Taylor Mountain Forest was the Arts and Natural Resource Initiative (ANRI) funds. A major goal of ANRI (per Motion 10000, dated 10/31/1996) was to preserve and promote working forests; specifically the Motion directed the acquisition of Taylor Mountain Forest as part of ANRI's rural forest preservation acquisition program.

<b>Taylor Mountain Forest Funding Information Related to Forest Stewardship</b>	
<b>Parcels Purchased with USFS Forest Legacy Funds</b>	
<b>Tax Parcel Numbers</b>	
0522079001	
3123079003	
3223079001	
3223079009	
3223079011	
3223079014	
3223079021	
3223079027	
3323079005	
3323079009	

**Parcels Purchased with Funding from the Arts and Natural Resources Initiative**

**Tax Parcel Numbers**

0522079001

3123079003

3223079001

3223079011

3223079021

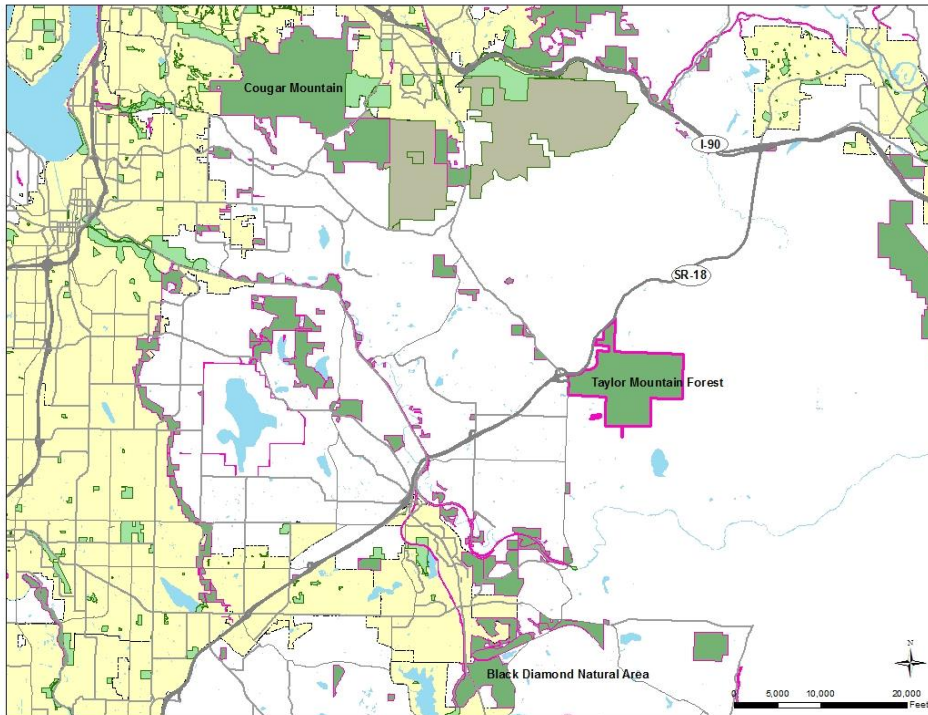
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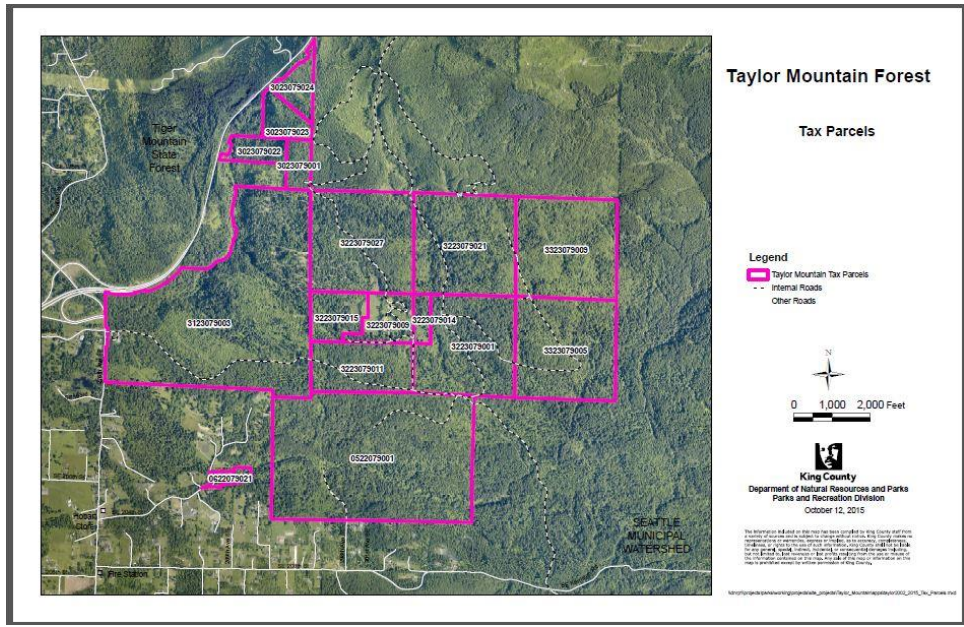
3323079009

**A. MAPS**

**i. Vicinity Map**



**ii. Parcel Map**



**B. PARCEL INFORMATION**

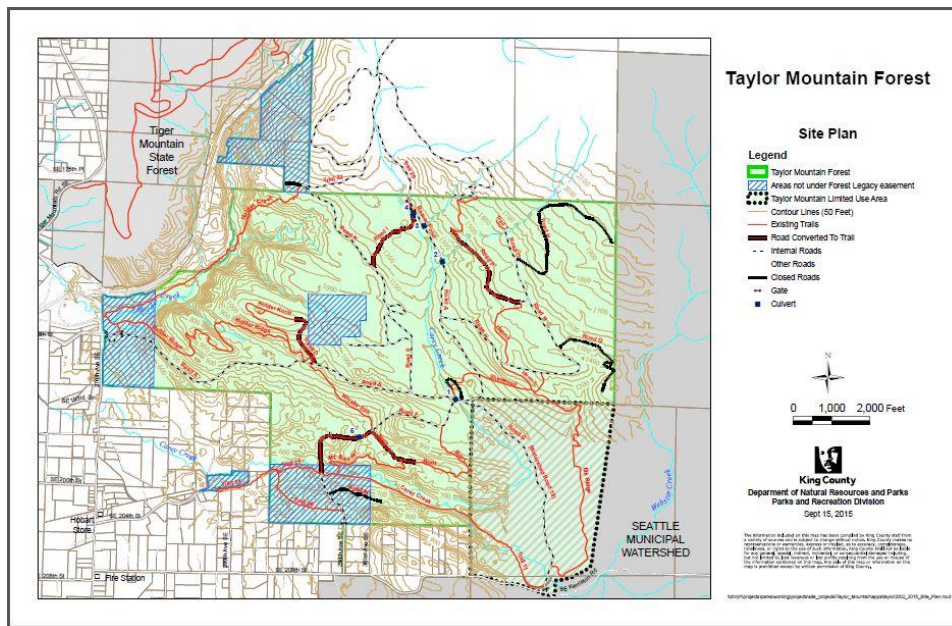
There are 10 Rural (RA 10) zoned parcels and one split zoned (F and RA 10) parcel within Taylor Mountain Forest:

<u>Parcel Number</u>	<u>Acreage</u>
<b>0522079001</b>	<b>398.09</b>
<b><i>Portion of 3123079003</i></b>	<b>3.97</b>
<b>3223079014</b>	<b>13.31</b>
<b>3223079001</b>	<b>145.97</b>
<b>3223079009</b>	<b>39.95</b>
<b>3223079011</b>	<b>79.80</b>
<b>3223079015</b>	<b>40.10</b>
<b>3223079021</b>	<b>160.15</b>
<b>3223079027</b>	<b>163.68</b>
<b>3323079005</b>	<b>159.16</b>
<b><u>3323079009</u></b>	<b><u>158.22</u></b>
<b>Grand Total</b>	<b>1362.40 acres</b>

### **C. LAND USE INFORMATION**

These parcels will continue to be managed as a working forest site within the King County Park system. The Washington State Department of Natural Resources holds a permanent conservation easement on most of the parcels within the County's Taylor Mountain Forest which restricts residential development and requires the parcels to be managed for working forest conservation and passive recreation uses.

### **Site Plan**



### **D. INFRASTRUCTURE**

Taylor Mountain Forest contains a 10 mile backcountry trail network, a 10 mile network of forest maintenance roads and a trailhead facility that accommodates of 30 cars and 25 horse trailers.

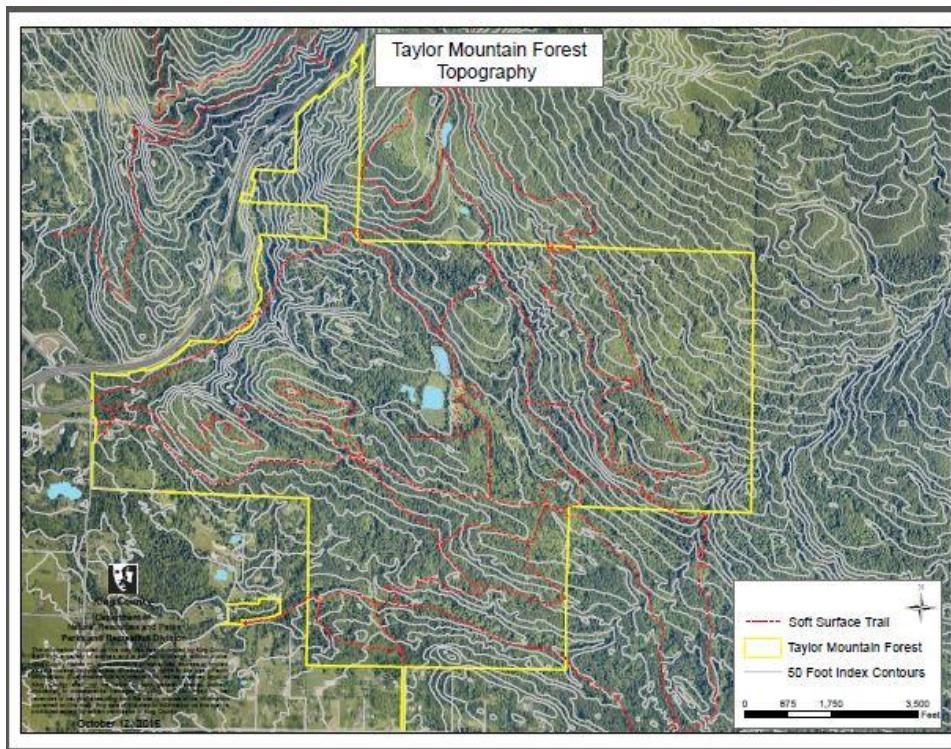
### **E. ENVIRONMENTAL**

Elevations on the Taylor Mountain Forest range from 500 feet to 2120 feet. Topography on site varies widely, from relatively flat to slopes over 45%. Steep areas occur along hilltops and ravines. Where the ground is relatively flat, either wetlands or streams and floodplains tend to occur. Most of the site is composed of steep tertiary bedrock (including coal-bearing Puget Group rocks) protruding from glacial till. Five soil types compose a majority of Taylor Mountain Forest: Chuckanut, Tokul, Beausite, Rangnar and Everett. Soil types present to a lesser degree

include the Blethen, Elwell, Tokul-Pastik, Ragner-Indianola, Puyallup, and Pilchuck. These soil types are good to excellent tree growing soils.

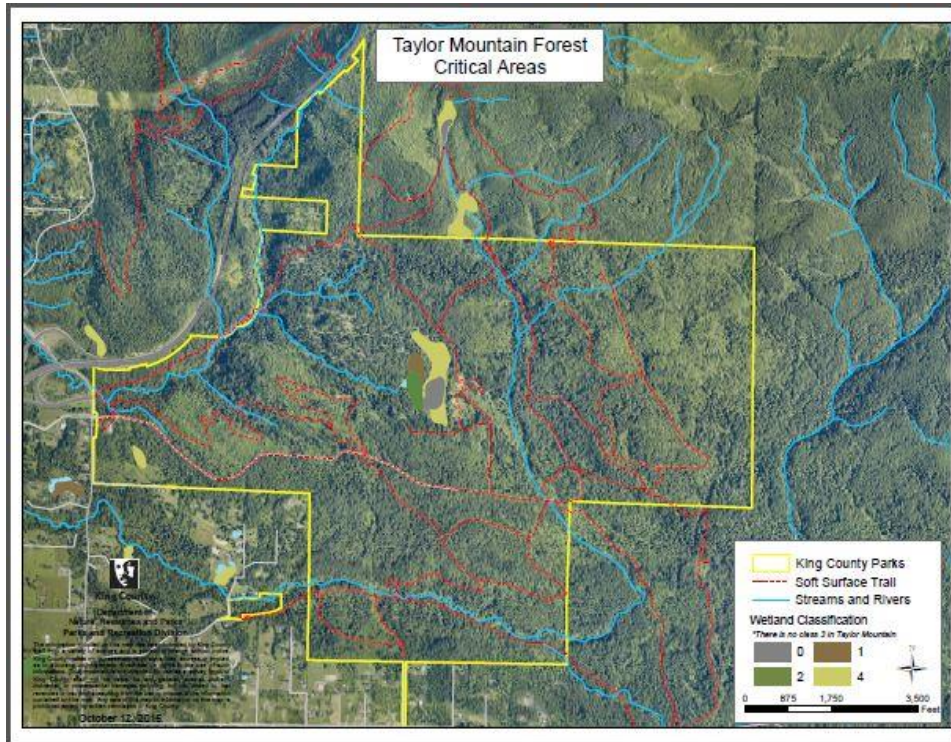
Taylor Mountain Forest is located within the headwaters of the Issaquah Creek drainage basin and includes more than 75 wetlands, which provide not only high quality fish habitat but also important flood storage and discharge capacity. Most of the wetlands of Taylor Mountain Forest are shrub-scrub wetlands dominated by salmonberry, red-osier dogwood, red elderberry, vine maple and red alder. The forested wetlands on site are typically vegetated by red alder, black cottonwood, and western red cedar. Emergent wetlands on-site consist of sedges, grasses, lady fern, waterleaf and skunk cabbage. Both Holder and Carey Creeks provide high quality spawning and rearing habitat for six species of salmonids (steelhead, coho, chinook, sockeye, sea run and resident cutthroat trout, and char). The Taylor Mountain Forest represents one of the most abundant and relatively undamaged habitats for salmon and trout in the entire Issaquah Creek basin.

### **Topography**





## **Critical Areas**



## **IV. CONCLUSION & RECOMMENDATION**

### **Recommendation**

As noted above, rezone ten RA-10 parcels and a portion of another split zoned parcel within King County Parks' Taylor Mountain Forest from RA-10 to F and include those parcels in the Forest Production District.

### **LAND USE**

- Change the land use category on parcel 3023079001 from Forestry to Open Space
- Change the land use category on parcels 3223079015 and 3223079009 from Rural Area to Open Space

### **ZONING**
















- Change zoning on ten parcels from Rural Area 10 to Forest, and include them in the Forest Production District. The parcels are: 0522079001, 3223079014, 3223079001, 3223079009, 3223079011, 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

- Change split zoning on parcel 3123079003 from Rural Area 10 to Forest, and include it in the Forest Production District (a small portion of the parcel at the southeast edge is RA).

Supported by Comprehensive and Open Space Plan policies, an Executive Order, the site's Forest Stewardship Plan, acquisition funding source restrictions, and the purpose of the conservation easement encumbering the parcels. This proposal does not affect any privately owned land and allows for consistent and appropriate zoning throughout King County Parks' Taylor Mountain Forest.

# Area Zoning Study - Taylor Mountain

## 2016 King County Comprehensive Plan Land Use Proposals

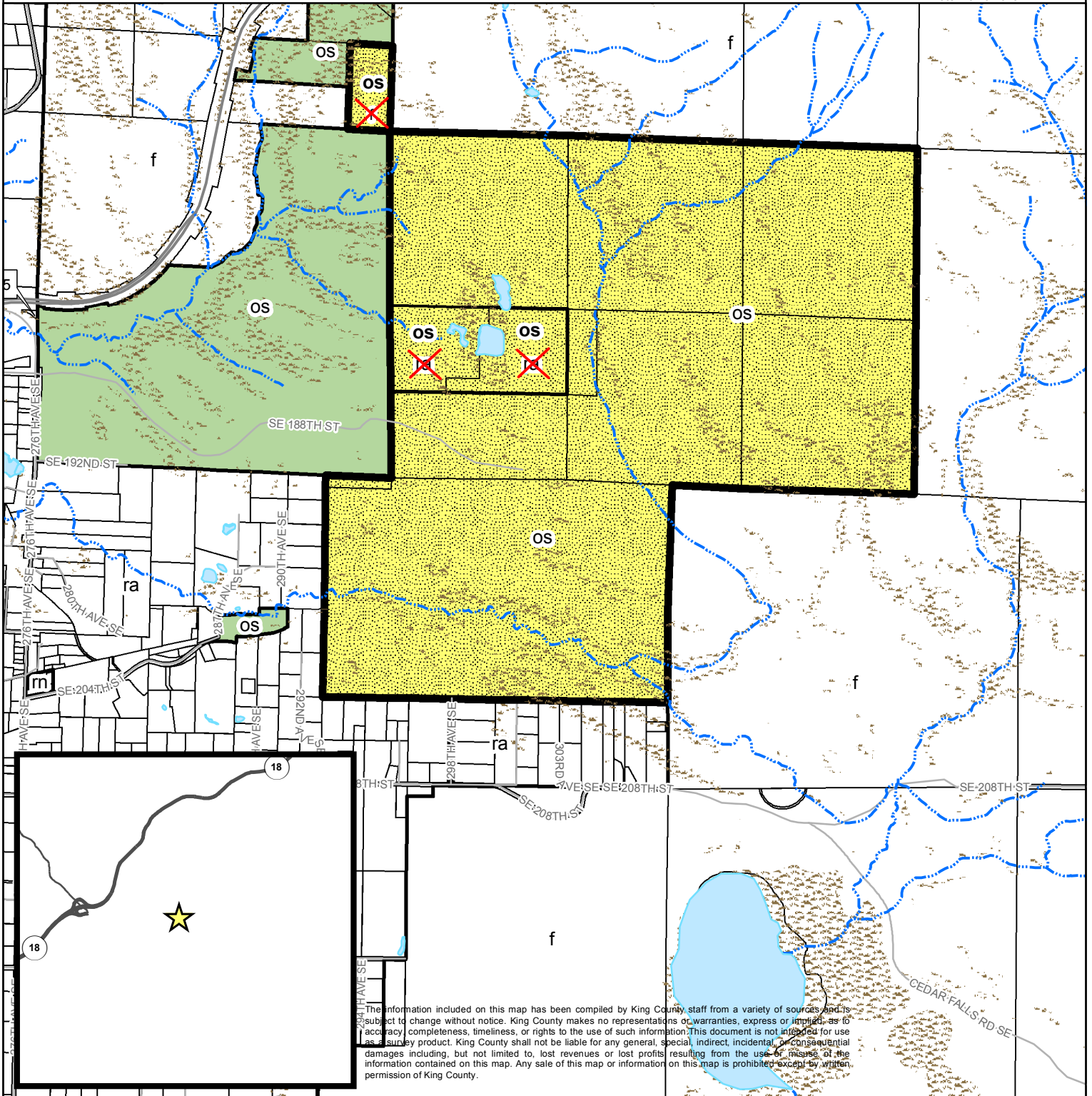
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|--|---|--|
|  CPLU                  |  Park & Ride |  Forestry             |
|  Study Area            |  Waterbodies |  KC Open Space System |
|  Wetland & Steep Slope |  Streams     |  Rural Area           |
|  Incorporated Area     |  Railroads   |  Rural Neighborhood   |
|  Urban Growth Boundary |  Parcels     |  |
|  Parks & OS            |   |  |



0 500 1,000 2,000  
Feet



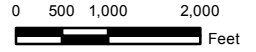
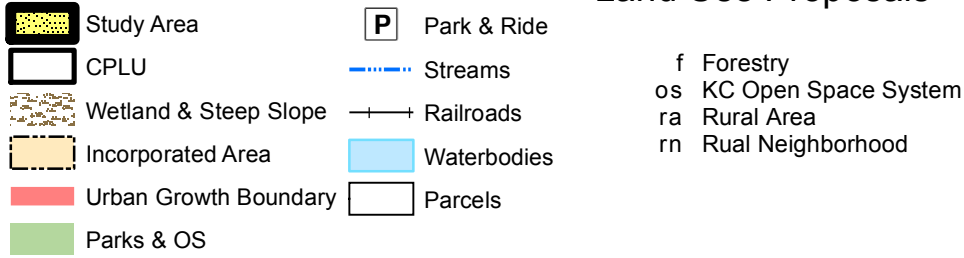
Date: 10/29/2015



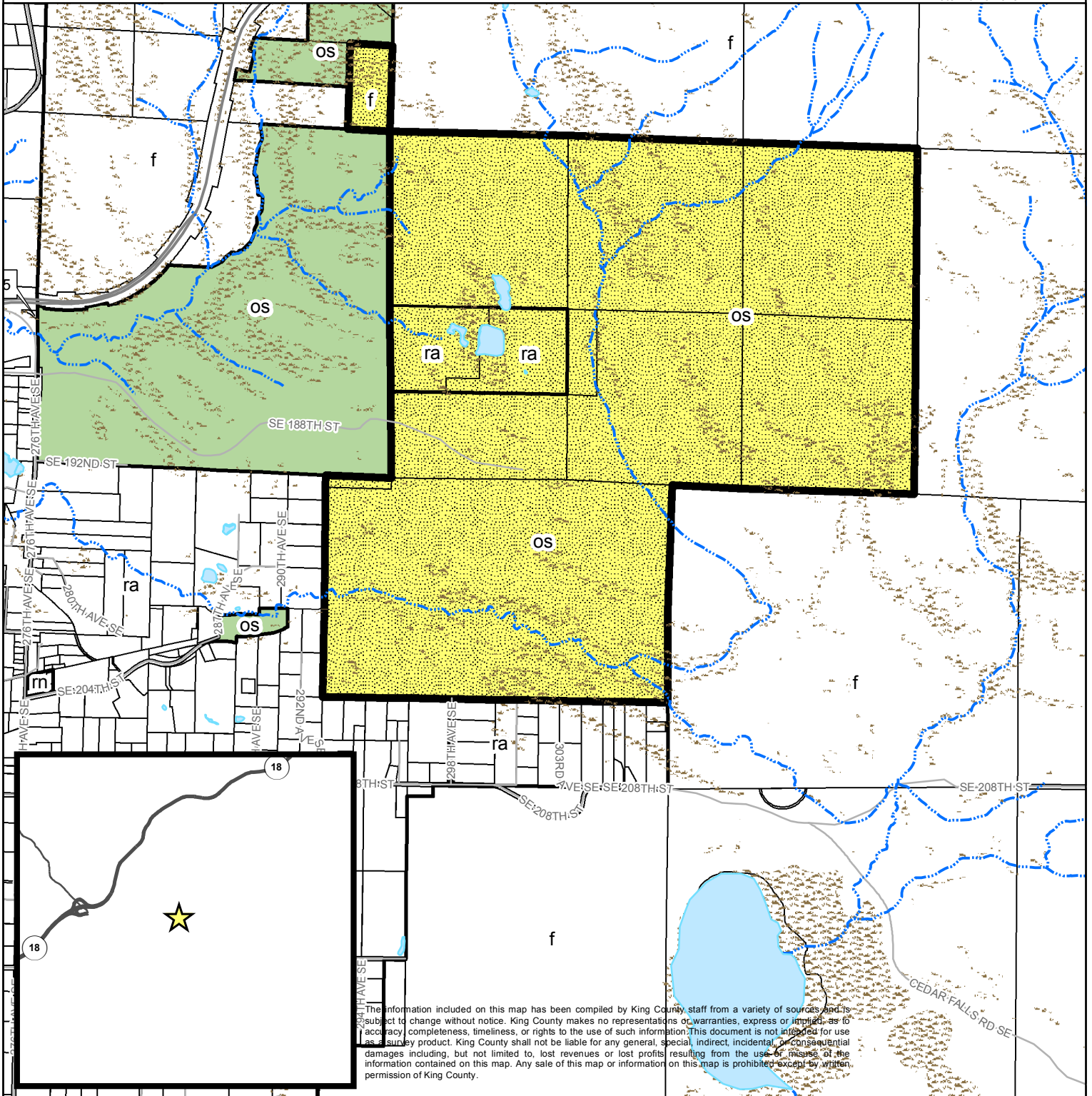
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# Area Zoning Study - Taylor Mountain

## 2016 King County Comprehensive Plan Land Use Proposals














Date: 10/29/2015



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# Area Zoning Study - Taylor Mountain

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

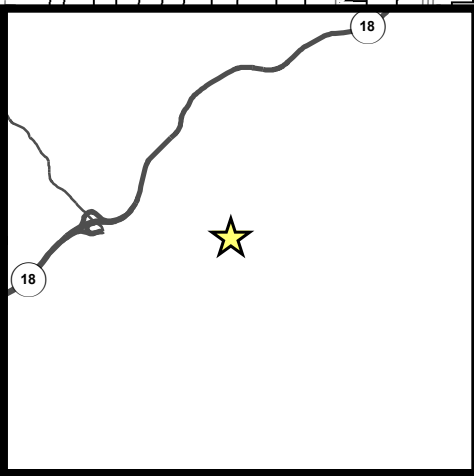
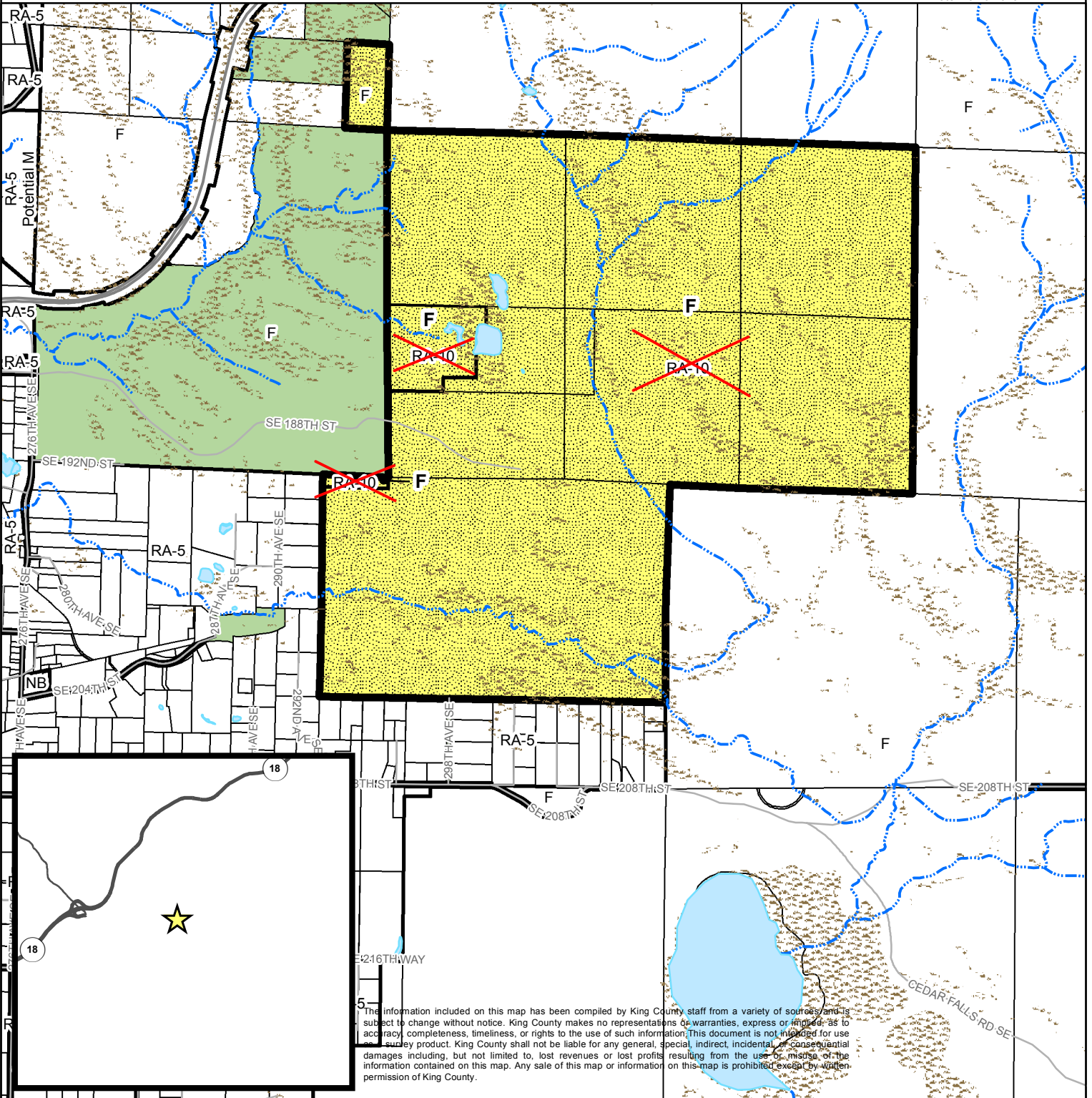
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



0 500 1,000 2,000  
Feet














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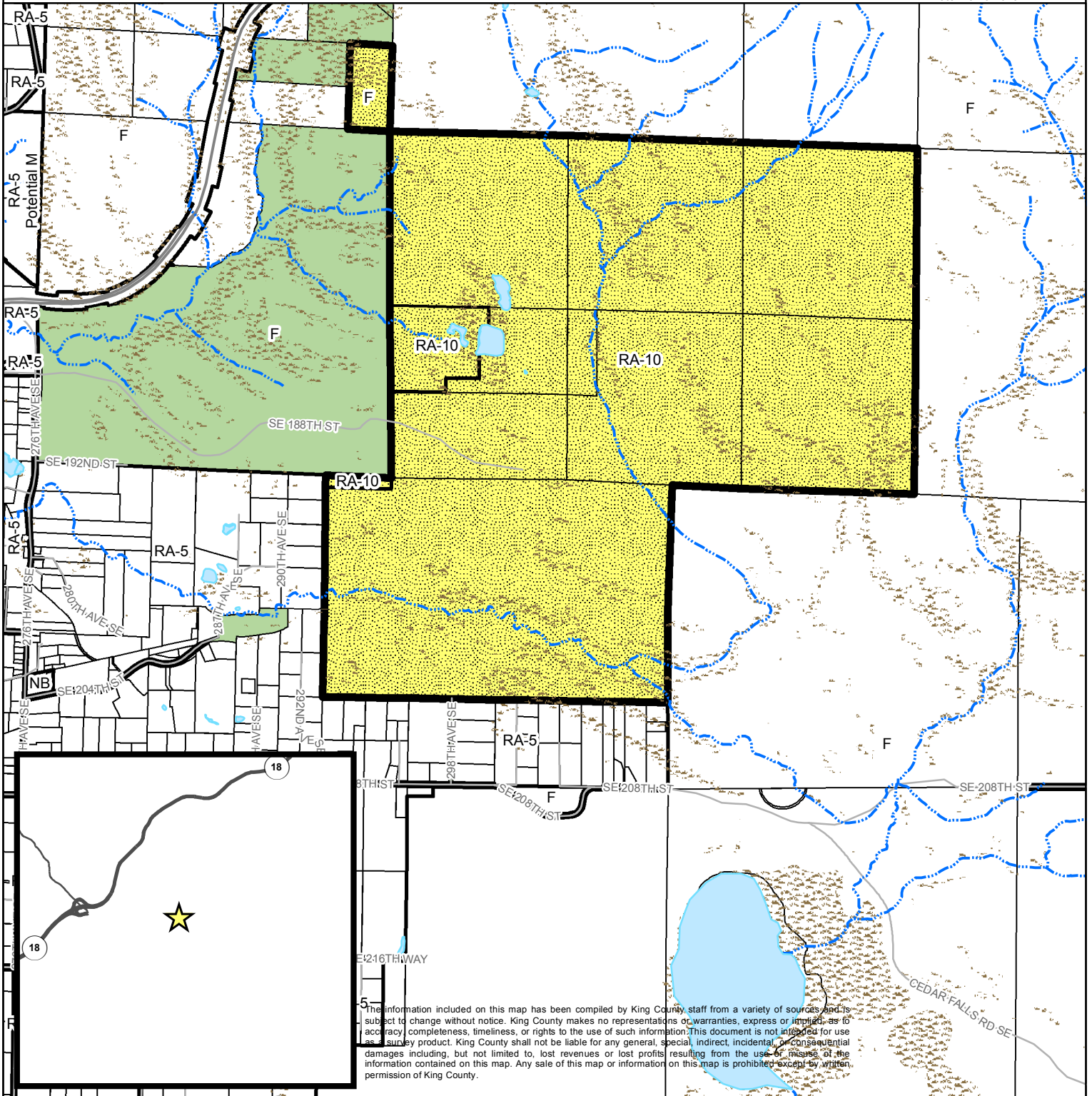
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## **King County**

### **2016 King County Comprehensive Plan Update Tall Chief Farm Area Zoning and Land Use Study #18**

## **Executive Recommended Plan**

### **I. SUMMARY**

This is an internal request to rezone the former Tall Chief Golf Course site from rural to agriculture and to add it to the Agriculture Production District.

### **II. POLICY CONTEXT**

All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35.

**R-646**            **Lands within APDs should remain in parcels large enough for commercial agriculture. 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 smaller than 35 acres.**

**R-647**            **Agriculture should be the principal land use in the APDs. Permanent new construction within districts shall be sited to prevent conflicts with commercial farming or other agricultural uses, and nonagricultural uses shall be limited. New development shall not disrupt agriculture operations and shall have a scale compatible with an active farming district.**

### **III. BACKGROUND INFORMATION**

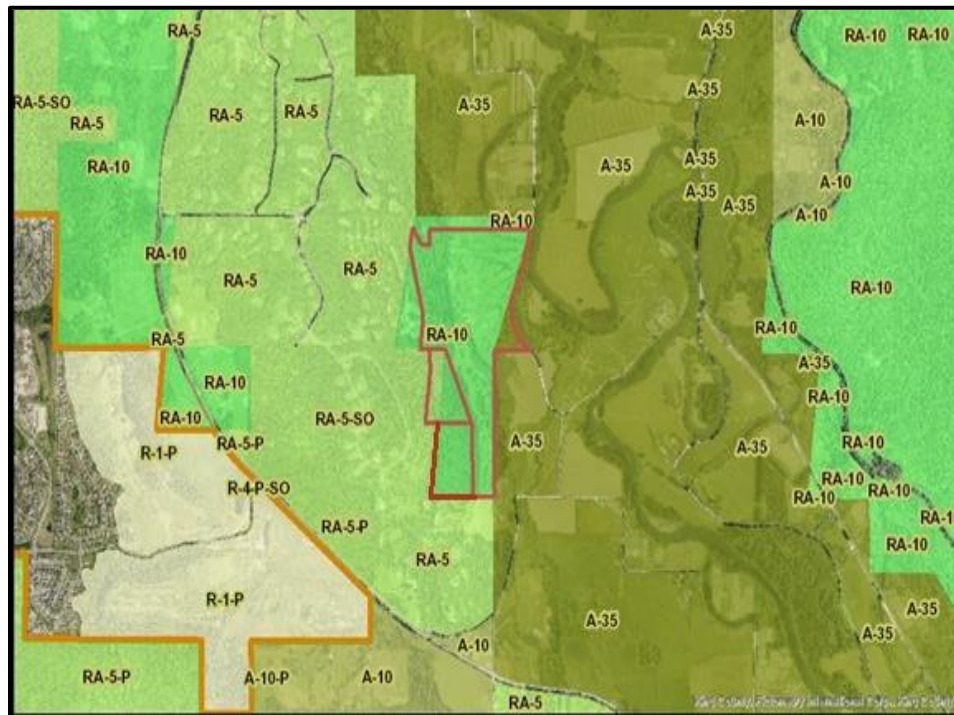
The Tall Chief property was a dairy farm until approximately 1950, when it was developed as a

golf course and resort. In 2013, a proposal to develop the site into an 18-unit residential subdivision was approved by King County. In response to community concerns about the impact of such a development on the adjacent farms, the farm economy, and the rural character of the valley, King County purchased the property to protect it as a farm and to increase farming in the Snoqualmie Agriculture Production District (APD).

In 2014, King County conducted a competitive process for proposals to return Tall Chief to an economically sustainable farming operation. The Request for Proposals stated that it was the County's intention to add the property to the Agriculture Production District (APD). The Keller Farm submitted the proposal that was selected by the County. Their proposal stated that they wanted the property to be added to the APD.

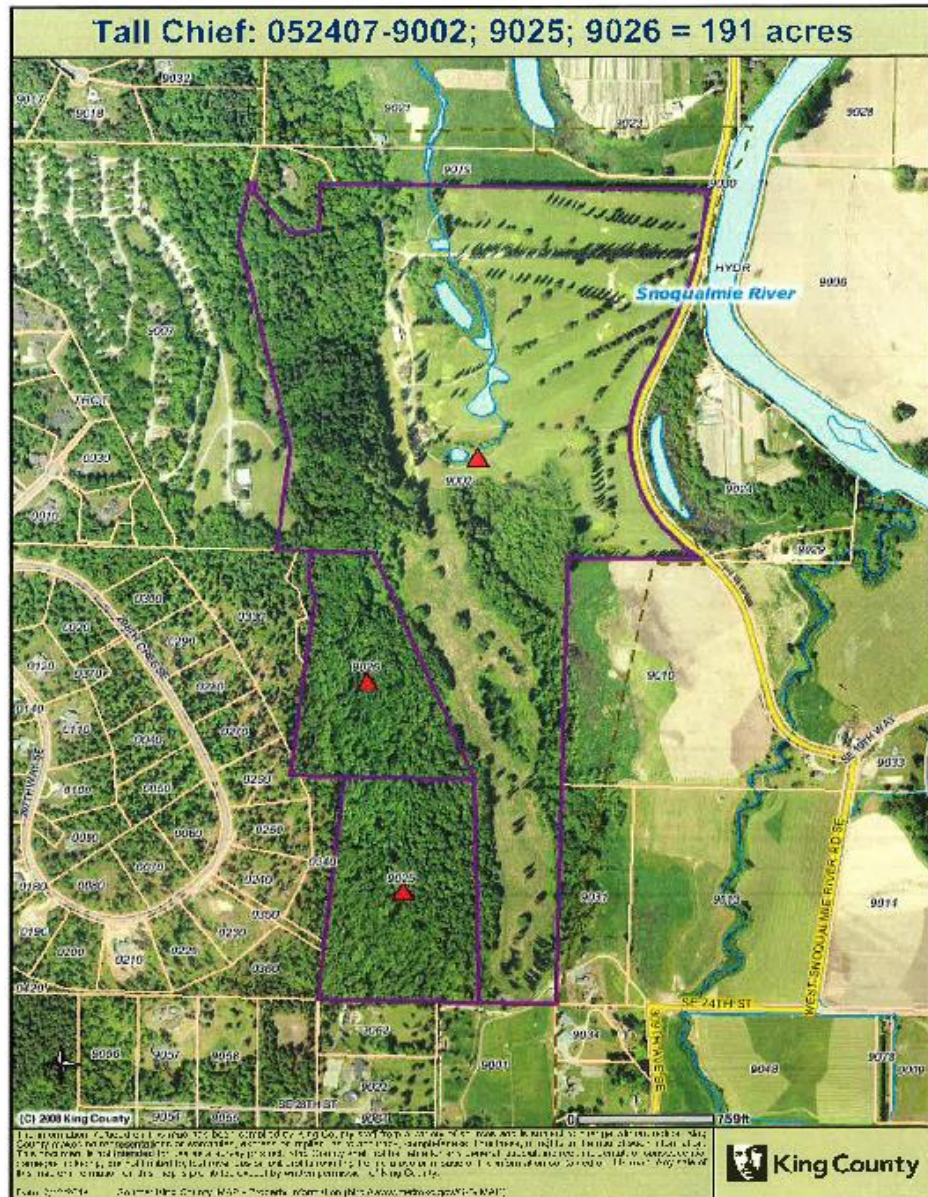
## **A. MAPS**

### **i. Vicinity Map**





**ii. Parcel Map**



**B. PARCEL INFORMATION**

The site consists of three parcels:

- Parcel # 052407-9002      147 acres- Consists of floodplain, upper cleared bench with gentle slopes and some forested hillside.

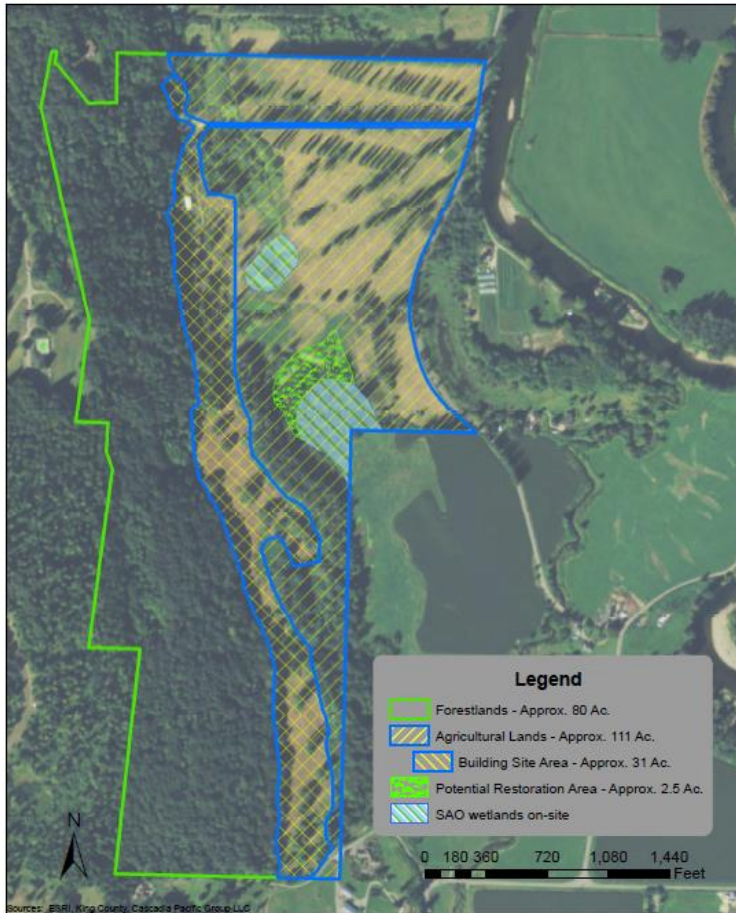
Parcel # 052407-9025	20 acres – Forested steep hillside
<u>Parcel # 052407-9026</u>	<u>24 acres – Forested steep hillside</u>
<b>Total</b>	<b>191 acres</b>

**C. LAND USE INFORMATION**

The site will be managed for agriculture and forestry. King County holds a permanent easement on the property that limits uses on the site to agriculture, forestry and open space uses. The easement allows one residence and the future owner has the option to purchase the right to develop up to two additional residences. The easement limits the non-tillable surfaces to 10% of the site and restricts the location of any buildings to the designated building area.

The easement allows forestry in the forestland area, which is the sloped area on the east side of the parcel. The agriculture lands area, where agriculture will be the primary use, includes the flat floodplain acreage and the upper bench, where the slopes are gentle and the land is not forested. These areas and the building site area are designated on the Easement map.

### Tall Chief Easement Map



## **D. INFRASTRUCTURE**

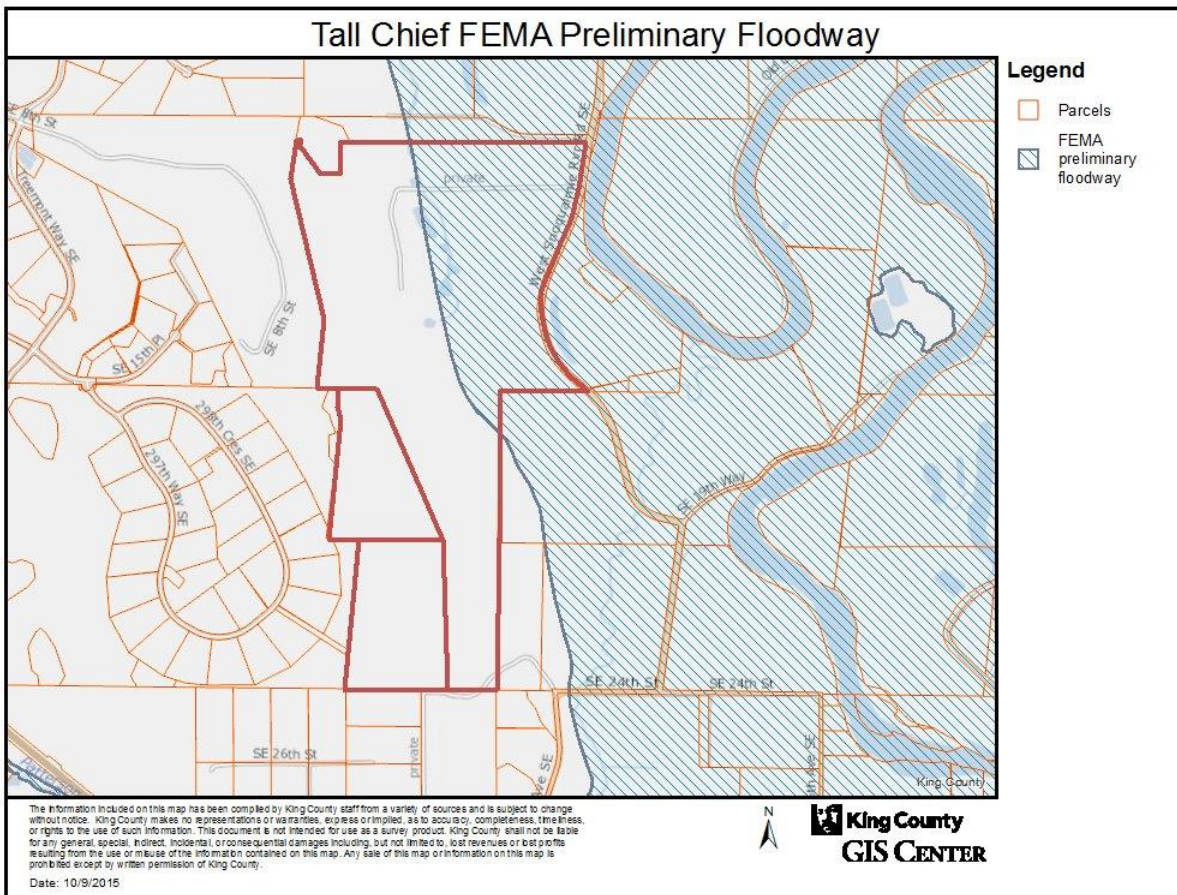
The property has four buildings, three of which are in poor condition. The site is not served by public sewer or water. There are septic systems and wells on the site, and two water right claims for irrigation purposes.

## **ENVIRONMENTAL**

**Topography Map – Tall Chief**



### FEMA Floodway – Tall Chief



#### **IV. CONCLUSION & RECOMMENDATION**

Per the easement on the property, the large parcel will be primarily agricultural, while the other two parcels will remain entirely forested. Both the County's request for proposals and the proposal from the new owner stated the intention to add the site to the Agriculture Production District.

The restrictions in the easement make it unlikely that the property will be divided any further, as there are a maximum of three development rights that can be realized. Based on its size and the fact that it is in the floodplain, the large agricultural parcel should be zoned A-35. The other two parcels are smaller than 35 acres, and are more appropriately zoned A-10.

#### **Recommendation**

##### **LAND USE**

Change the split land use designation on parcel 0524079002 from Rural Area to Agriculture, and add it to the Agriculture Production District.

Change the land use designation on parcels 0524079025 and 0524079026 from Rural Area to Agriculture and add them to the Agriculture Production District.

## ZONING








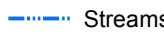
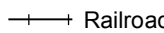

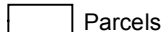
Change the split zoning on parcel 0524079002 from RA-10 to A-35.

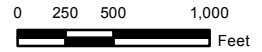
Change the zoning on parcel 0524079025 from RA-10 to A-10.

Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-10, remove SDO from parcel.

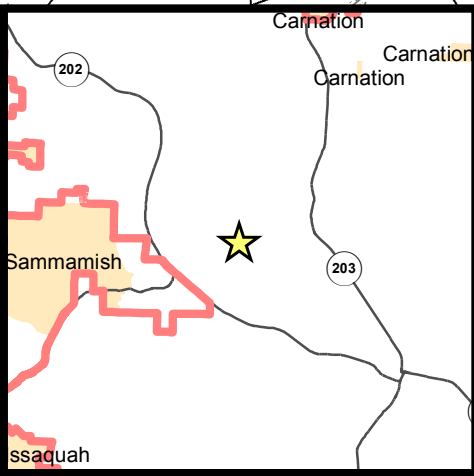
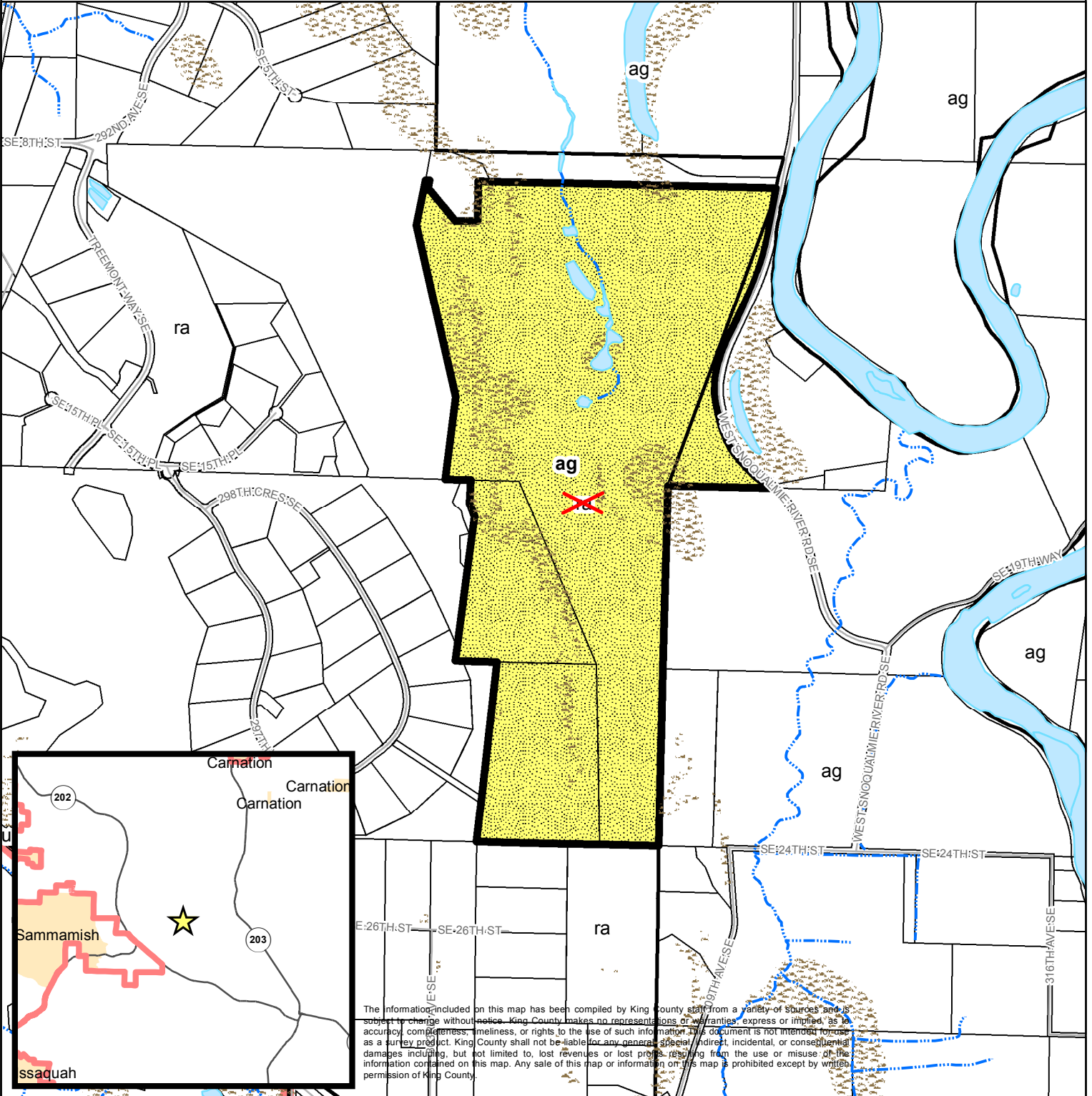
# Area Zoning Study - Tall Chief

## 2016 King County Comprehensive Plan Land Use Proposals

-  Study Area
-  CPLU
-  Wetland & Steep Slope
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-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels
- ag Agriculture
- ra Rural Area














Date: 10/28/2015



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# Area Zoning Study - Tall Chief

## 2016 King County Comprehensive Plan Land Use Proposals

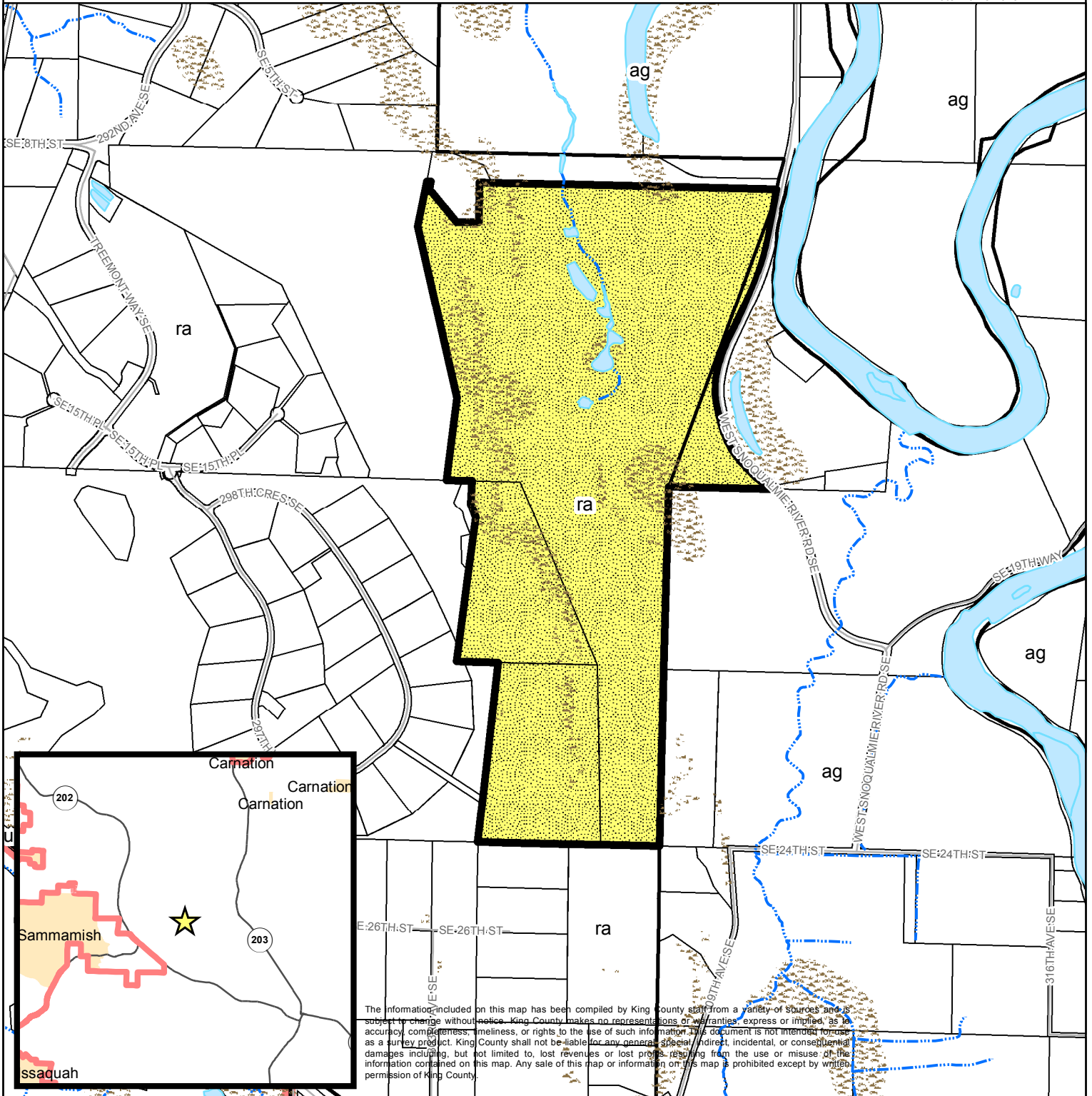
- |  |   |   |                |
|--|---|---|----------------|
|  Study Area            |  Park & Ride |  Streams     | ag Agriculture |
|  CPLU                  |  Railroads   |  Waterbodies | ra Rural Area  |
|  Wetland & Steep Slope |  Parcels     |   |                |
|  Incorporated Area     |   |   |                |
|  Urban Growth Boundary |   |   |                |
|  Parks & OS            |   |   |                |



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Feet



Date: 10/28/2015








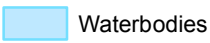


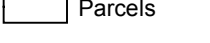


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# Area Zoning Study - Tall Chief

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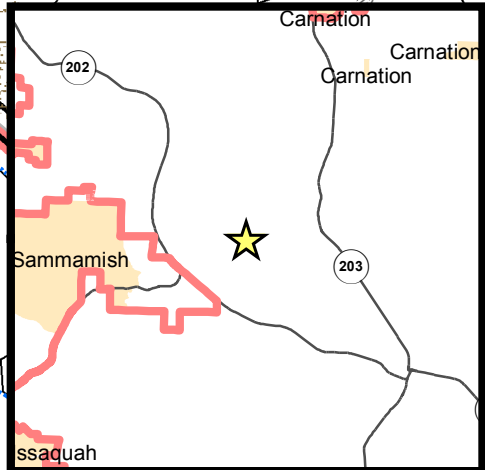
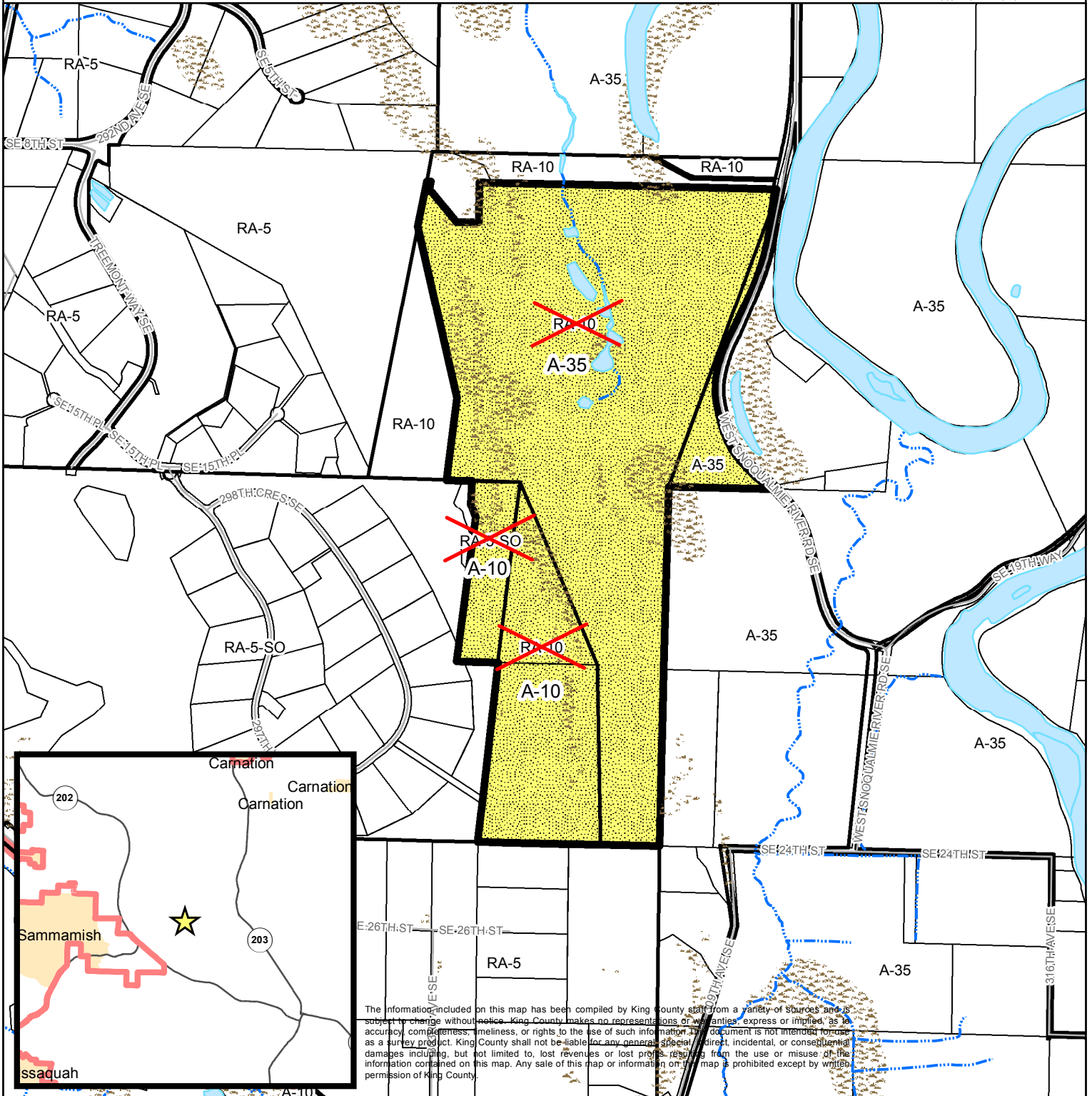
- RA-5 Rural Area, 1 DU/5 acres
- A-10 Agricultural, 1 DU/10 acres
- A-35 Agricultural, 1 DU/35 acres



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Feet










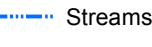

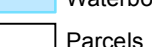

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# Area Zoning Study - Taylor Mountain

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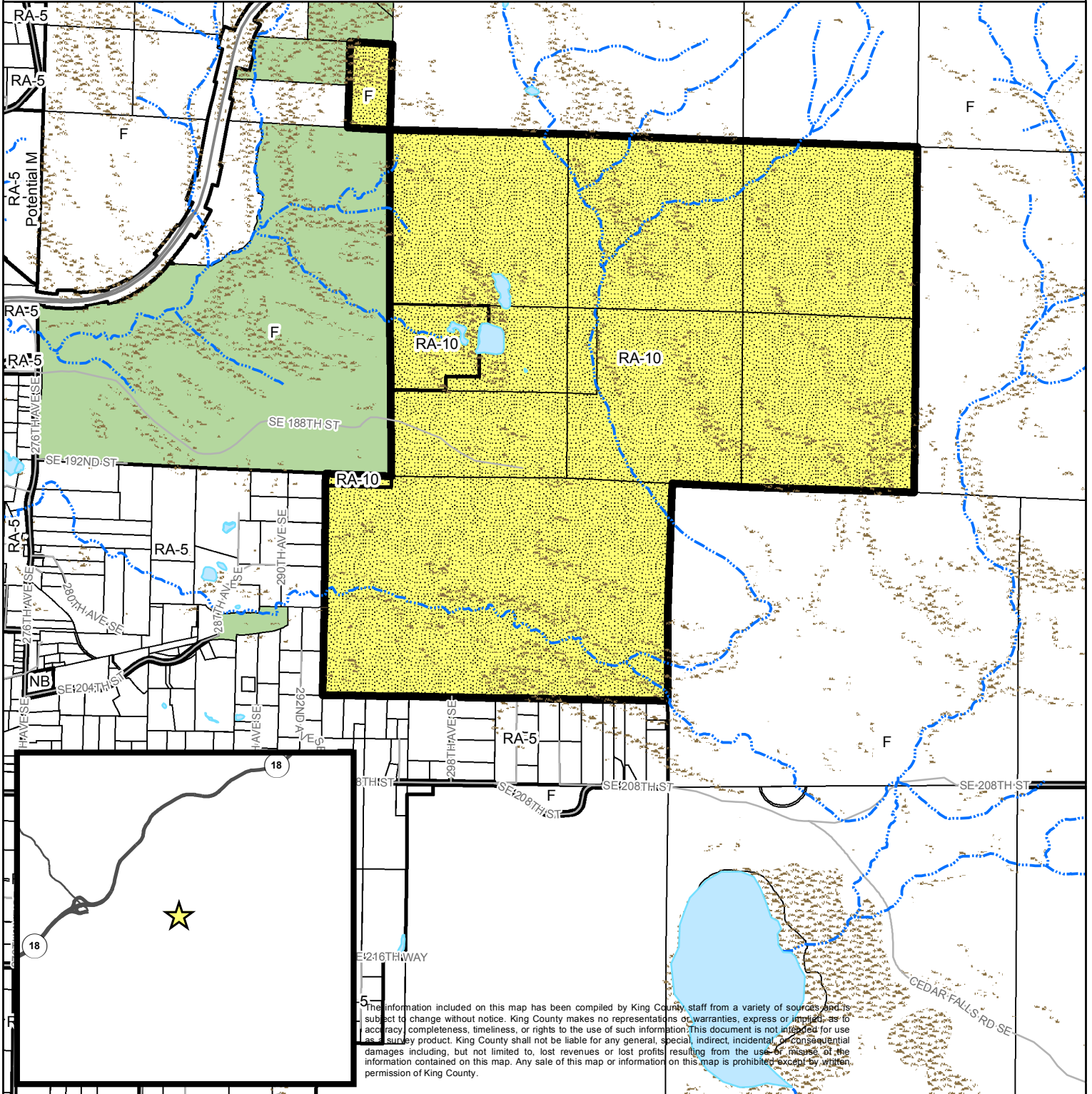
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## **King County**

### **2016 King County Comprehensive Plan Update UGA Technical Corrections Area Zoning and Land Use Study #19**

### **Public Review Draft Department of Transportation**

#### **I. SUMMARY**

The King County Department of Transportation and the cities of Covington and Enumclaw have identified three segments of King County road rights-of-way that are not correctly designated on the King County Comprehensive Plan land use map for the purposes of consistent and efficient future service. Two of the right-of-way segments should be included within the UGA so that the adjacent city, not King County, can annex and have long term service responsibility. The third right-of-way segment should be removed from the UGA for consistency with adjacent rural roadway segments.

#### **II. POLICY CONTEXT**

##### **Applicable King County Comprehensive Plan Policy**

**T-211 Any segment of a county roadway that forms the boundary between the Urban Growth Area and the Rural Area should be designated urban and all associated road right-of-way fully contained within the Urban Growth Area boundary. Such urban boundary roads shall be designed and constructed to urban roadway standards on both sides of the roadway segment.**

### **III. BACKGROUND INFORMATION**

#### **A. MAPS**

1. SE 240<sup>th</sup> Street from western city limits to 180<sup>th</sup> Avenue SE
2. 248<sup>th</sup> Avenue SE from north city limits to SE 433<sup>rd</sup> Street
3. 228<sup>th</sup> Avenue SE from the north boundary of the UGA to the south boundary of the UGA

#### **B. PARCEL INFORMATION**

None of the proposed UGA adjustments involve private property.

### **IV. CONCLUSION & RECOMMENDATION**

The purpose of these proposed technical adjustments is to facilitate provision of services. In most cases, right-of-way adjacent to a city is proposed to be added to the UGA so that it may eventually be annexed and served by the city. In some cases, the right-of-way is more appropriate to be in the Rural Area, where it will continue to be serviced by King County. It is recommended that the King County land use atlas be amended to reflect the technical adjustments to the Urban Growth Area described above and shown on the attached maps.

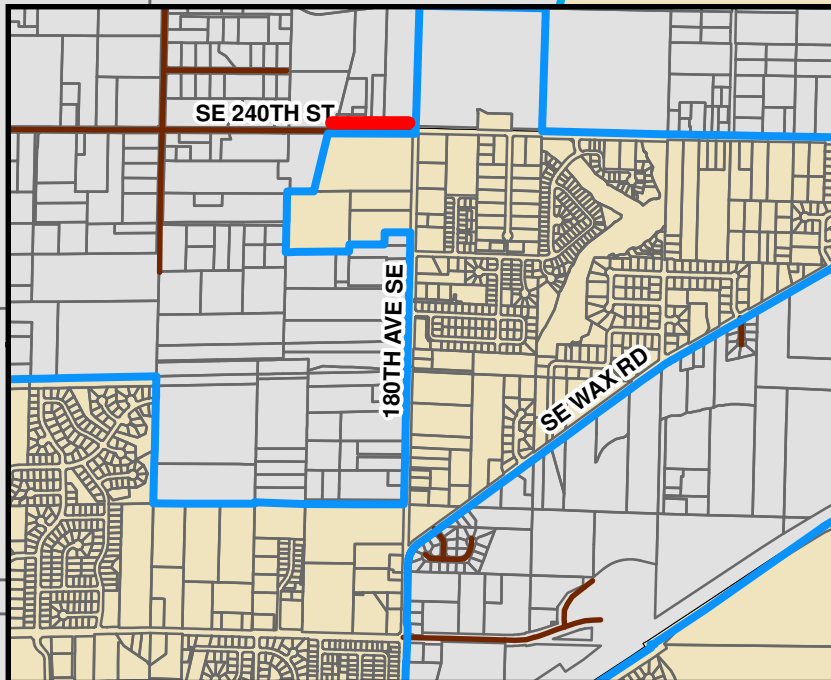
# Urban Growth Area Boundary Amendment SE 240th Street

King County

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.



178TH PL SE

SE 240TH ST



Covington

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Covington
- ROW Issue



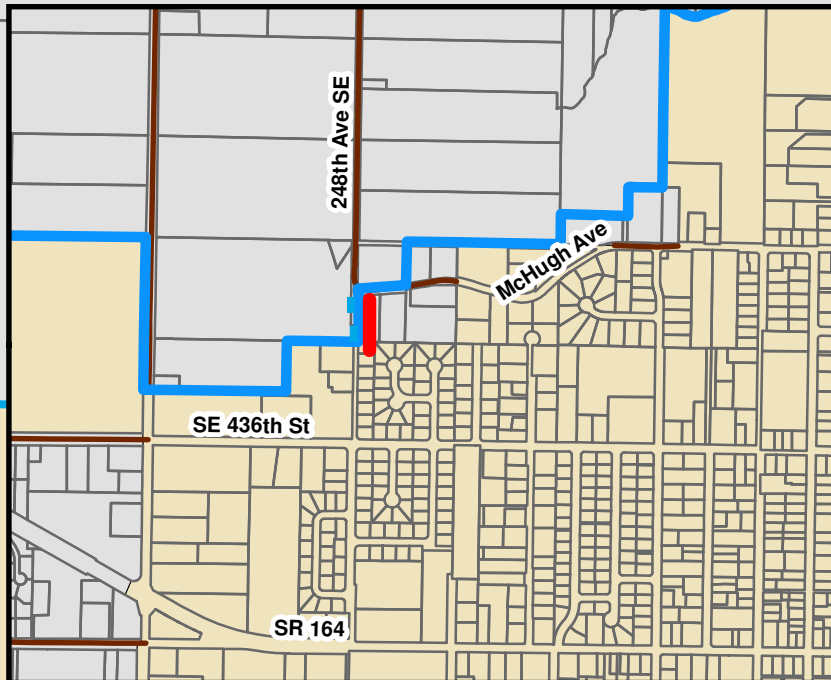
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# Urban Growth Area Boundary Amendment 248th Avenue SE

## Attachment 2





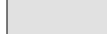


King County



Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.



Enumclaw

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-  Proposed UGA Boundary
-  Existing UGA Boundary
-  County Roads
-  Parcels
-  King County
-  Enumclaw
-  ROW Issue

# Urban Growth Area Boundary Amendment 228th Avenue SE

Attachment 3

King County

SE 436TH ST

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.

SE 438TH ST

228TH AVE SE

244th Ave SE

SR 164

SE 448th St

228th Ave SE

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



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**King County**

**2016 King County Comprehensive Plan Update  
Area Zoning Study #20**

**Removal of East Cougar Mountain Potential Annexation  
from the Urban Growth Area**

**Executive Recommended Plan**

**I. SUMMARY**

On December 8, the City of Issaquah submitted a letter to King County requesting that the East Cougar Mountain area be removed from the City's Potential Annexation Area. The letter states that after review by the City in its most recent comprehensive plan update, as well as discussions with the City of Bellevue dating back until 2007, the City of Issaquah is not interested in annexation and would like the 776-acre area removed from the urban growth area boundary.

The letter noted that the area is not suitable for urban growth due to environmental constraints and difficulty in the provision of urban services, the area is no longer necessary to accommodate Issaquah's urban growth targets, and the area is not characterized by urban development or served by public sewers. For these reasons, the City noted it has no intention of annexing this area.

Further, the letter noted that in 2007 several Potential Annexation Area property owners requested that City of Bellevue take over the Potential Annexation Area (and service provision) as part of Bellevue's Comprehensive Plan Amendments. Issaquah did not object to this proposal, as Issaquah was not prepared to annex or serve this PAA for many years. After its review, the Bellevue City Council did not pursue this.

This request came in during the public comment period, and after the release of the Public Review Draft. Given that it was during the comment period, it was appropriate to consider it during this update cycle. Since the Community Meetings had already been scheduled, King County decided that it was appropriate to schedule an additional Community Meeting and provide a public comment period following the meeting,



## II. POLICY CONTEXT

### Comprehensive Plan

The following policies are relevant to this proposal.

**U-201** In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.

**U-205** King County shall not support annexation proposals that would:

- a. Result in illogical service areas;
- b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner;
- c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included;
- d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area; or
- e. 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.

**R-303** The Rural Area should have low residential densities 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 that will not cumulatively create the future necessity or expectation of urban levels of services.

### Countywide Planning Policies

The following policy guides the County's consideration of this proposal:

**DP-18** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to

**accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:**

- a) Is not characterized by urban development;**
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or**
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.**

Some parts of the Potential Annexation Area clearly comport with all three criteria – while some parcels are developed, the levels of density in most areas are not urban densities; many areas are low density and could not realistically be developed at urban densities due to steep slopes, sensitive areas, and the costs of bringing urban infrastructure such as stormwater, roadways and other services to the area. Other parts of the Potential Annexation Area fall may not meet all the criteria. See the following maps and discussion below.

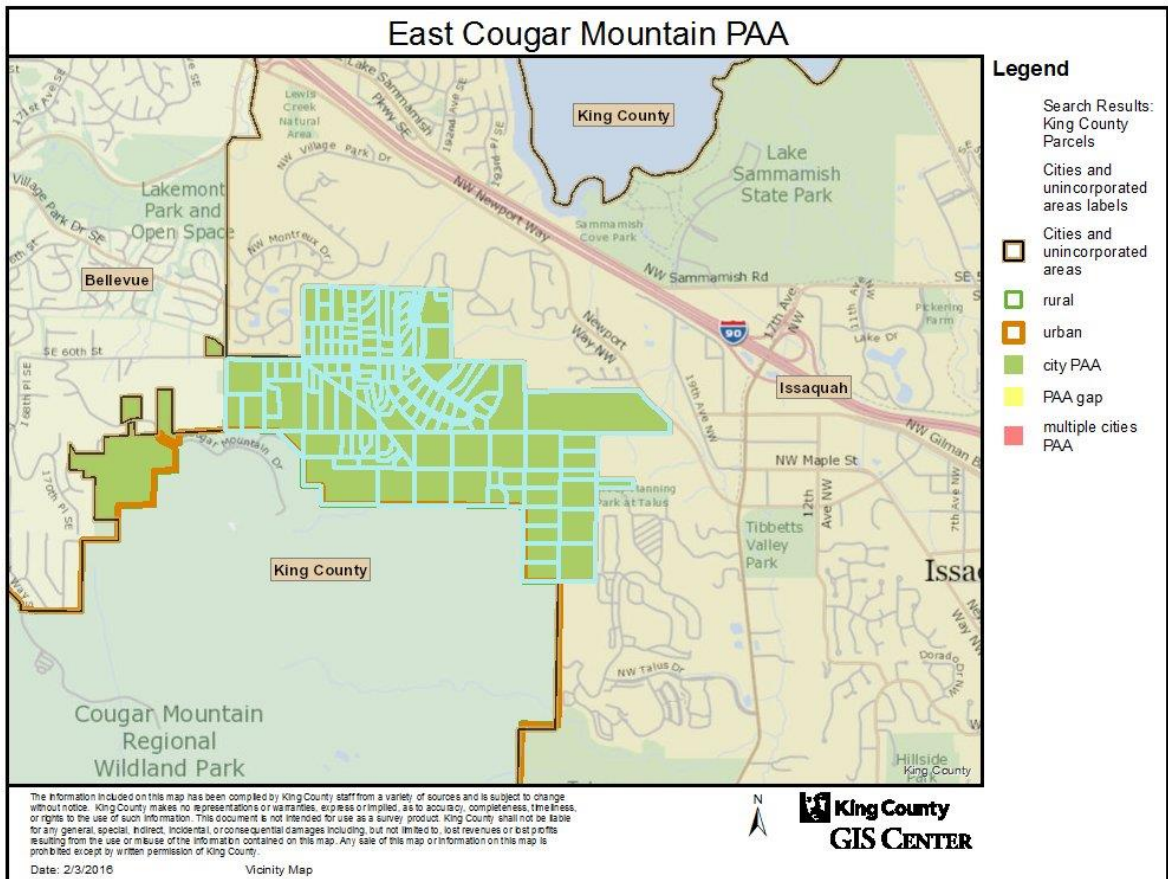
Additional policies guide the consideration of this proposal:

- DP-23 Facilitate the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Area in order to provide urban services to those areas. Annexation is preferred over incorporation.**
- DP-24 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.**

### III. BACKGROUND INFORMATION

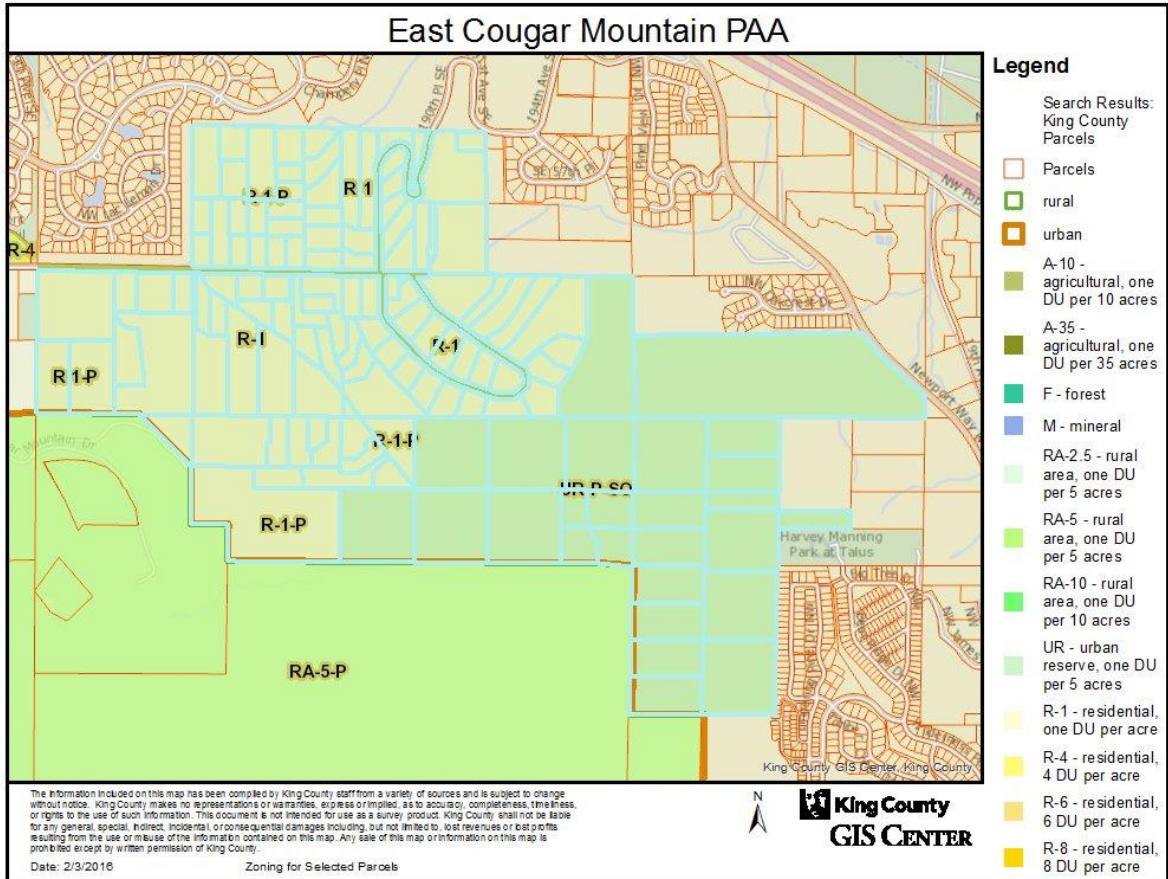
#### A. MAPS

##### i. Vicinity



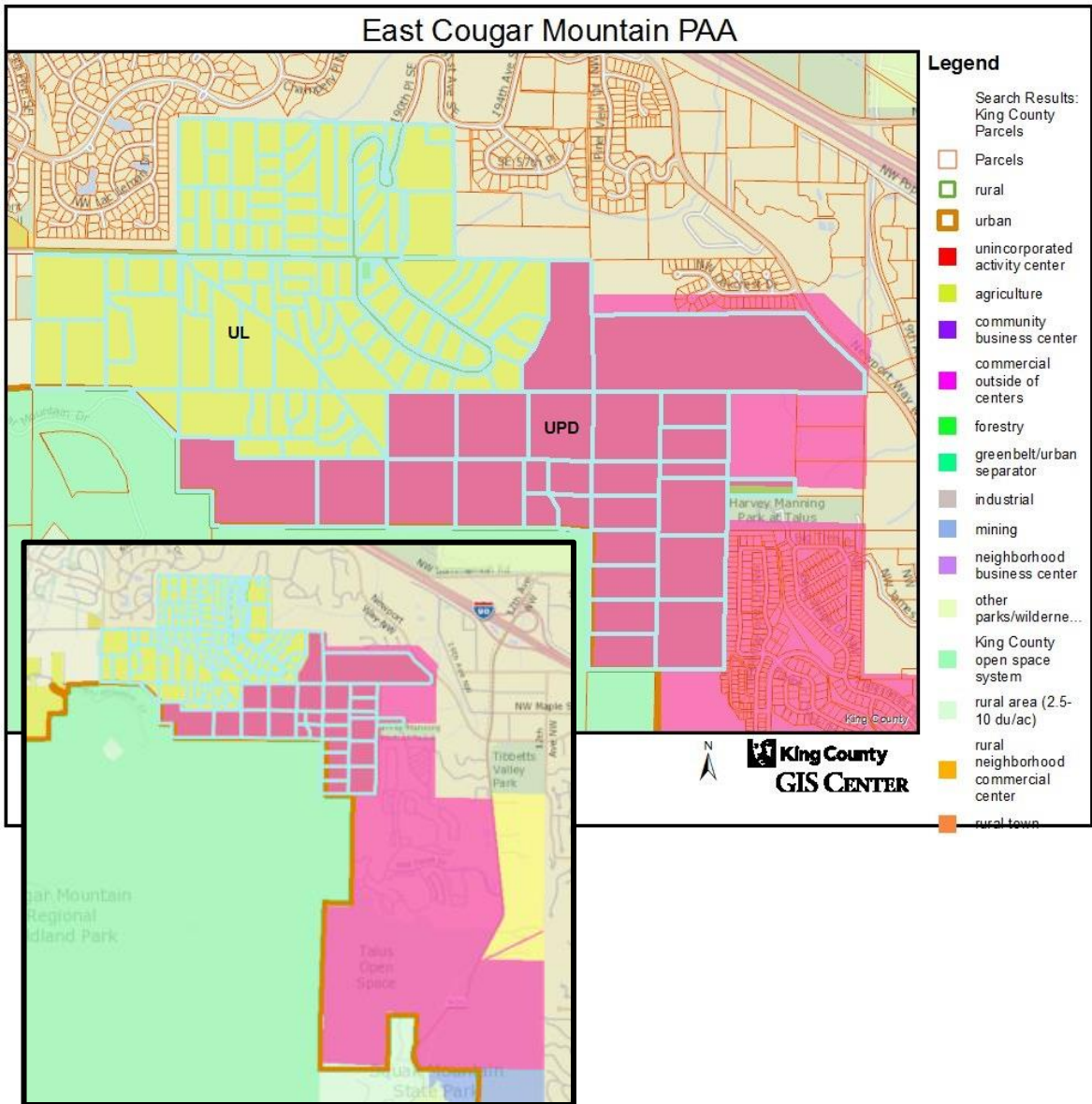
Area Zoning and Land Use Study #20  
 East Cougar Mountain Potential Annexation Area

ii. Zoning



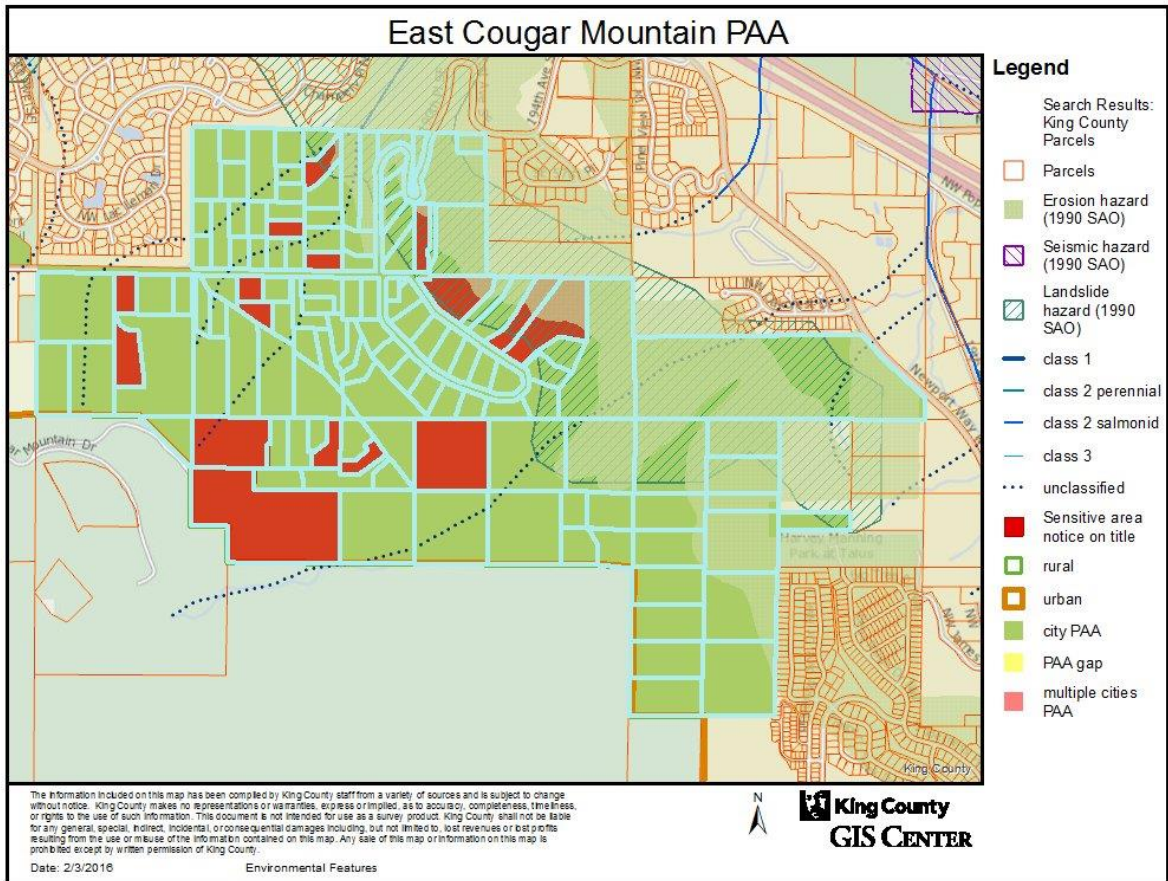
Area Zoning and Land Use Study #20  
 East Cougar Mountain Potential Annexation Area

iii. Land use

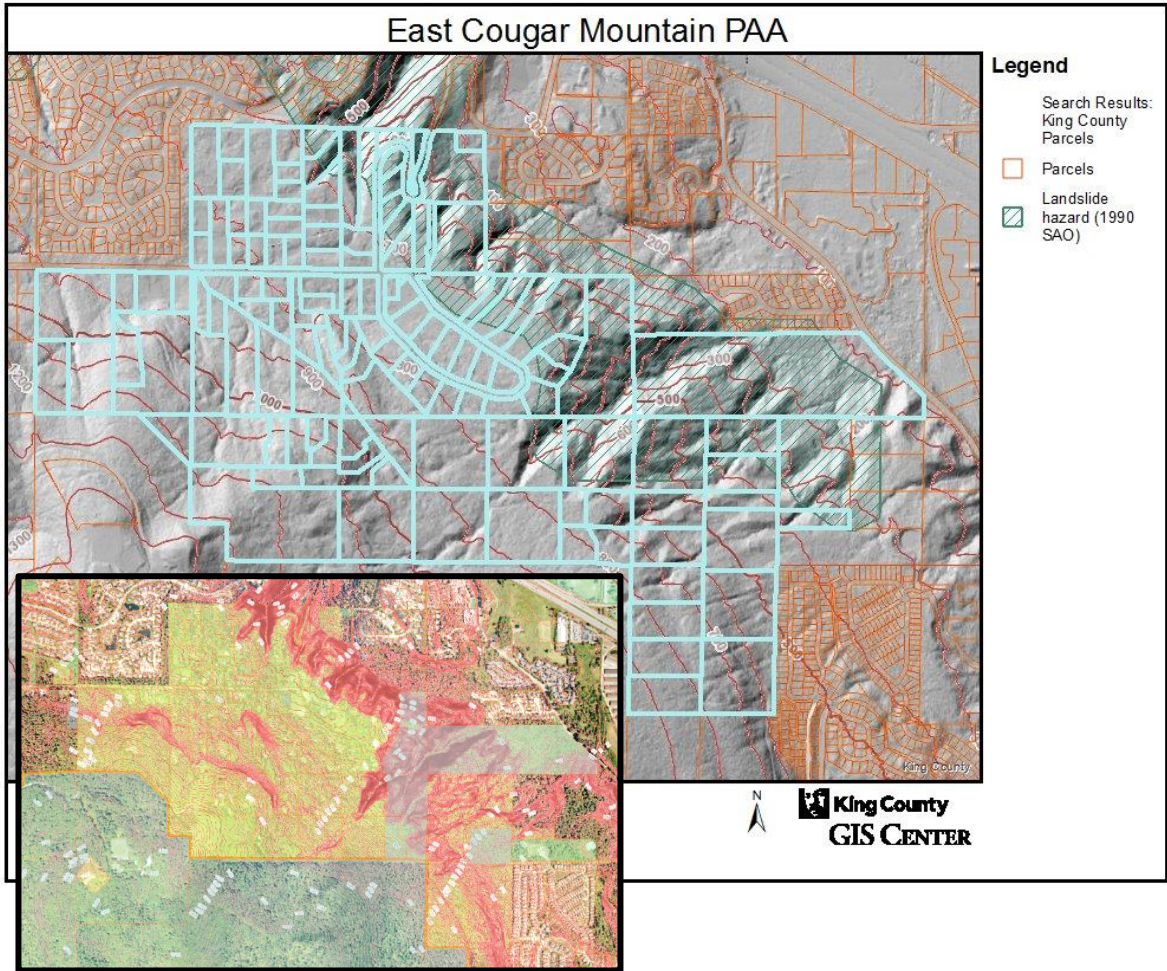


Area Zoning and Land Use Study #20  
 East Cougar Mountain Potential Annexation Area

iv. Environmental Features and Hazards

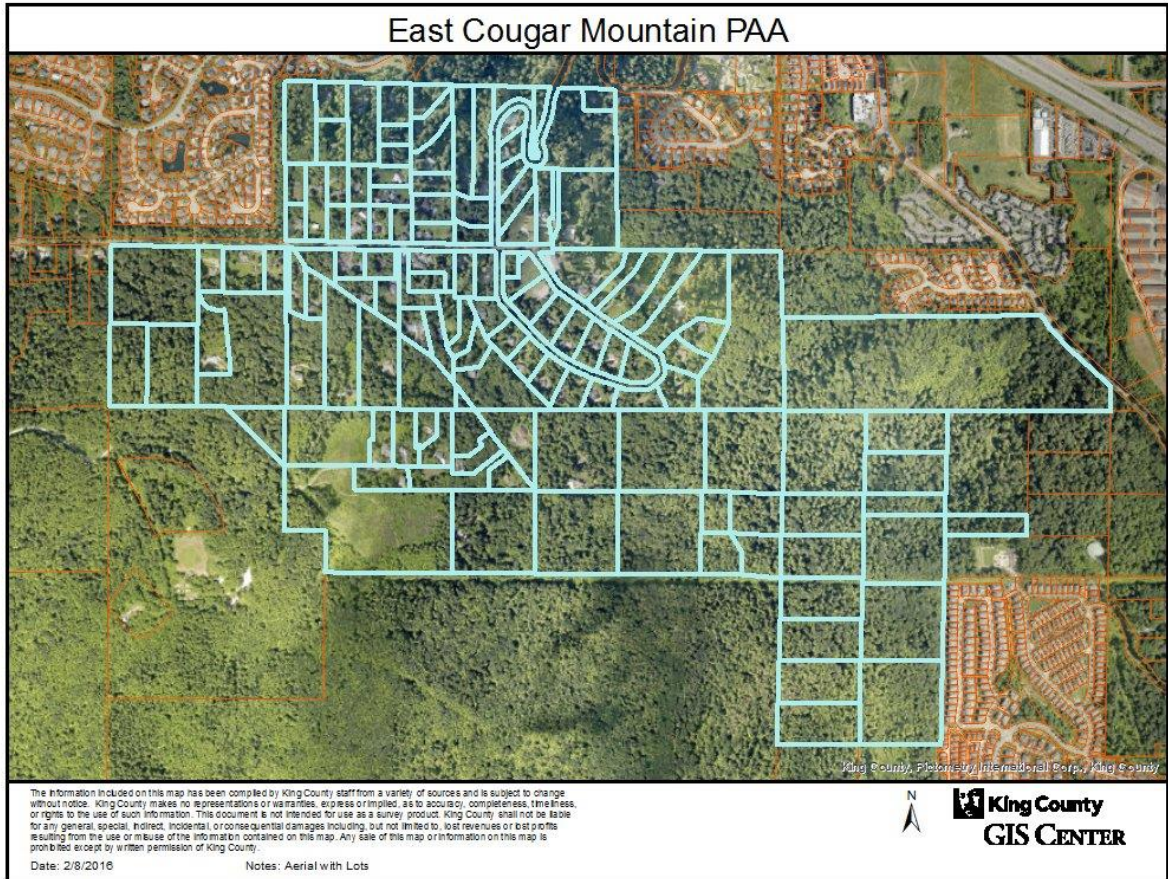


v. Landslide Hazards and Steep Slopes



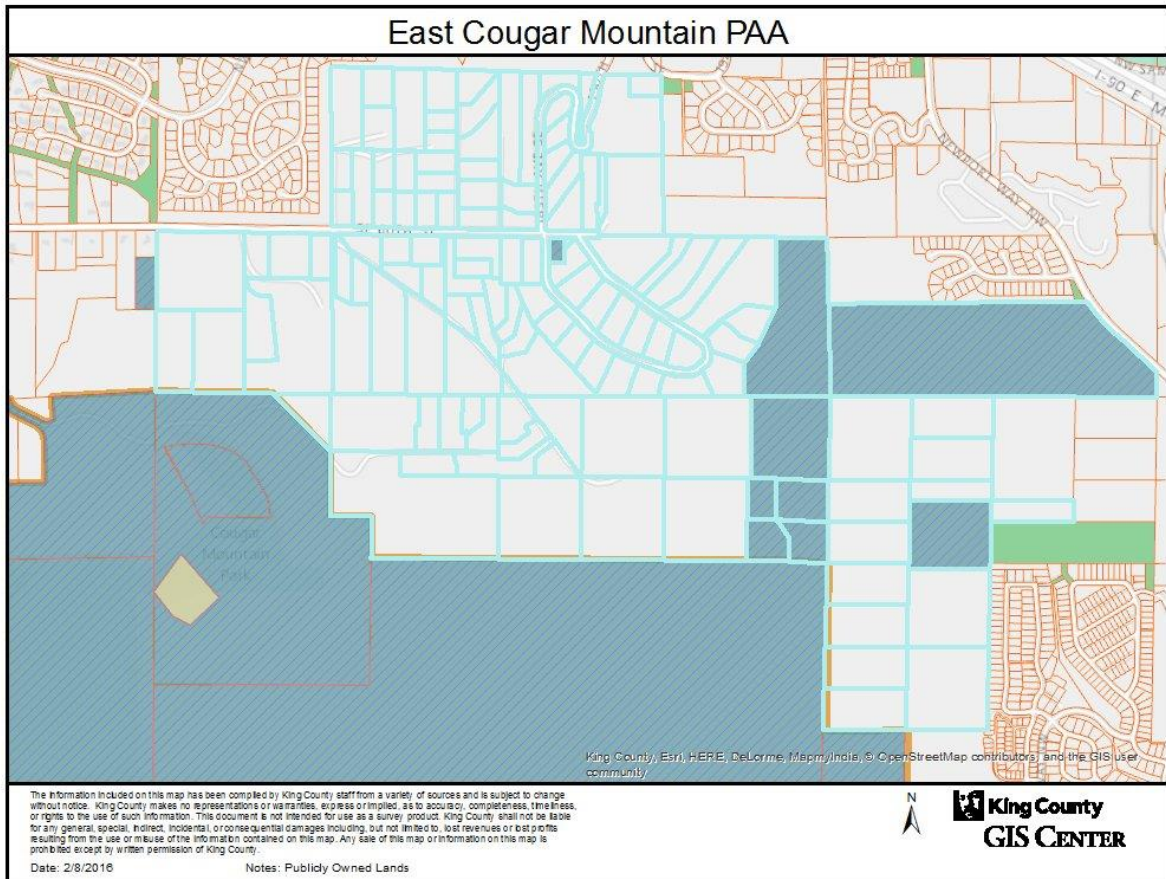
Area Zoning and Land Use Study #20  
East Cougar Mountain Potential Annexation Area

vi. Aerial Photo





vii. Publicly Owned Lands



B. PARCEL INFORMATION

There are 134 parcels within the Potential Annexation Area.

Land Use

As shown on the maps above, the Land Use is UL – Urban Low, as well as UPD – Urban Planned Development. For the parcels with the UPD land use, excluding parcels in public ownership, parcels are fairly large in size. A few are close to 20 acres, a number are 10 acres, and a few are 5 acres. These are the parcels, especially those on the eastern edge of the area, that are most affected by steep slopes and mapped landslide hazard areas.

The parcels with the UL land use are typically smaller, with some in the 1-2 acre range, and although there are a few parcels in the 10-acre range, most are in 2-5 acres. Similar as noted above, the parcels on the eastern edge of the areas are most affected by steep slopes and mapped land slide hazard areas.

### Zoning

The parcels that have UPD land use are zoned UR, which allows one unit per five acres. This is essentially a rural “holding zone” until the properties are annexed and can be upzoned by the city. The parcels with UL land use are zoned R1, which allows one unit per acre.

### C. INFRASTRUCTURE

The area is served by septic systems, private wells, and one small public water system, the Edgehill Water System. There is no sewer service in the PAA. There are two county roads in the PAA – 189<sup>th</sup> Avenue SE and SE 60<sup>th</sup> Street. All other roads in the PAA are private. The eastern portion of the PAA, directly west of the City of Issaquah, contains no roads and has no access to services.

### D. COMMUNICATION WITH CITY OF ISSAQUAH

The City of Issaquah initiated this study with a request from the Mayor to remove this area from City’s Potential Annexation Area and to de-designate this area and remove it from the Urban Growth Area. The City has been actively working with the County to bring this issue into the Comprehensive Plan and the community engagement process. The Mayor and City staff attended and participated in the Community Meeting noted below.

### F. COMMUNICATION WITH RESIDENTS / COMMUNITY MEETING

King County held a community meeting on January 27, 2016 regarding this request. To advertise the meeting, King County did the following:

- Post-cards were mailed to all the parcels within the PAA as well as parcels within a 500 foot radius; there were about 550 postcards mailed.
- An email was sent to the Comprehensive Plan mailing list, which includes about 500 emails
- The City sent an email to its Planning mailing list, which includes about 600 emails
- An advertisement was placed in the Issaquah Valley Reporter, the local weekly newspaper

About 70 people attended the meeting and, shown in Attachment A: Meeting Summary, there was strong support for the request although a few attendees wanted the potential for development to remain on their properties.

## **IV. DISCUSSION**

The 776-Acre Potential Annexation Area is not homogenous either in its current development pattern or in its environmental features. As shown on the maps above, the central and northern portions of the area include smaller lots with existing development. The southeastern portions have larger lots and are vacant. Additionally, the central and northern portions are at the greatest risk for landslide.

Service provision issues also complicate treating the entire area with one approach. The central and northern portions have roadway access – some roads are owned and maintained by King County and some roads are private. For those roads owned by King County, there are

concerns regarding long-term ownership, particularly in light of the fact that the roads can only be accessed by passing through the cities of Issaquah and Bellevue.

The southeastern portions, particularly those parcels just to the west of the Talus development lack any roadway access, making the parcels currently undevelopable. There are no plans for the City to provide roadway access and the city is currently working to stabilize some parts of the Talus development. Were these parcels to become part of King County's rural area, provision of roads would not be recommended due to steep slope and other access issues.

**IV. CONCLUSION & RECOMMENDATION**

Given the complexity of service provision and access, and long-term infrastructure maintenance King County is in agreement with the City of Issaquah on a portion of the Potential Annexation Area. At this time, partially support the City's request and remove some parcels from the Urban Growth Area boundary and Potential Annexation Area. These include all of the parcels with the UR-P-SO zoning, except for those parcels already developed and with roadway access. For the parcels identified for removal from the Urban Growth Area, the effective zoning will not change as UR zoning allows only a density of one unit per five acres, which is the same density as the RA-5 zone.

Continue to work with the City of Issaquah, and engage with the City of Bellevue, on local residents regarding the remaining parcels. Consider additional changes in the next major four-year Comprehensive Plan update cycle.

Recommendation:

1. Remove the following twenty-four (24) parcels from the City of Issaquah's Potential Annexation and from the Urban Growth Area.
2. Change the Zoning on all of the parcels from UR-P-SO to RA-5.
3. Change the Land Use on all of the parcels from UPD to RA.

Parcel No.	Acres
1924069020	14.90
2024069014	40.95
3024069024	2.30
3024069036	2.67
3024069037	3.24
3024069038	1.72
3024069043	9.47
2924069097	8.26
2924069011	2.50
2924069015	5.00
2924069016	5.00
2924069017	10.00

Parcel No.	Acres
2924069019	5.00
2924069020	5.00
2924069021	2.50
2924069022	9.24
2924069027	5.00
2924069028	5.00
2924069029	5.00
2924069030	5.00
2924069031	10.00
3024069001	10.35
3024069019	10.00
3024069020	10.00

Combined, these parcels represent 188 acres and, excluding parcels currently owned by King County, represent 104.59 acres. This is 24.24% of the 776-Acre Potential Annexation Area request from the City of Issaquah.

4. Continue to discuss with the City of Issaquah, the City of Bellevue, and local residents whether other portions of the area could or should be annexed into these two cities or whether the remaining 588-acres should be removed from the Urban Growth Area and the Potential Annexation Area either during the County Council review of the 2016 plan or, the topic is not resolved in this timeframe, in a future King County Comprehensive Plan cycle.

## **ATTACHMENTS**

### **A. Public Meeting Summary**

**ATTACHMENT A:**



**King County**

**2016**

**Comprehensive Plan Update**

**Community Meeting #6  
East Cougar Mountain Potential Annexation Area**

**January 27, 2015 – There were approximately seventy attendees.**

Note: On December 8, 2015, the City of Issaquah submitted a letter to King County requesting that the East Cougar Mountain area be removed from the City's Potential Annexation Area (PAA). Were this to occur, the land use on all or a portion of these properties would change from urban to rural. As this was submitted during the Public Comment Period, King County held an additional public meeting to solicit community input, with public comment accepted until February 3, 2016.

Twenty attendees testified during the meeting.

- Question: If the Urban Growth Area is decreased here, does it increase the likelihood that other PAAs would be expanded?  
Answer: No. King County does not have a provision in its Comprehensive Plan, or in the Countywide Planning Policies, with a 1-to-1 change in the Urban Growth Area, although it does have a discretionary Four to One program. The applicable Countywide Planning Policy states:

*DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:*

- a) Is not characterized by urban development;*
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or*
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.*

Also, both the City and the County have adequate capacity for growth within existing areas and, in the case of the city, within its core and new urban center.

- Support for removal of land from PAA; and thank you to City of Issaquah for making this decision. The City, and the area, cannot handle urban services, development would harm natural areas, and development on steep slopes and critical wetlands would be inappropriate and dangerous. As the region grows, the need for open spaces all grows

and this change will help accommodate that need. Ability to be in nature is important. Continue to focus growth into the existing City. (A couple of subsequent commenters simply stated their concurrence with this testimony, or made similar comments).

- Concerned about City oversight to keep these safe; Talus Parcel Nine hillside is an example of the challenge and that will affect resident's tax bills. These parcels are even steeper and wilder. The expense of water, sewer and other services would be very high for limited gain to residents. Support for change to Rural Area. Thank you City to taking this position.
- Third generation owner, with a number of other family members. Support for previous comments, but wants the development potential retained on one parcel, number 2924069011, so that it can either be sold (perhaps to King County) or developed and the value used to take care of elderly parents. The lot potentially supports 2 to 3 developable lots. May want to connect to adjacent parcel which is slated for future development (the Bergsma development) that was annexed into the City although were not aware of this. This new development may provide road access, or they might have road access through the adjacent park parcel. (A couple of subsequent commenters stated their concurrency with this testimony).
- Need to protect these areas, help homeowners adjust their expectations. Maybe they can use tools to reduce taxes since their development potential is lower. There has been a lot of development outside the city core, and there is interest in slowing development overall. We should not even consider growth in this area.
- Lives in edge of PAA, support for additional land to be added to Cougar Mountain Park. Additional density would harm the area. Grow inside core of city. Work with owners to annex areas into the park, and make it affordable to them. Look at other areas, such as SR 900, for more trailheads and park access.
- Question: How could County decide whether to take all or a part of the area?  
Answer: No decisions have been made yet. There are different current zoning and land use categories. Some parcels are developed and some are vacant. Some have steep slopes and some are flatter. These are all factors in King County's decision. The testimony tonight and subsequent comments will help us make a recommendation.
- Student at Green River Community College suggested this decision and subsequent activities are related to King County's Strategic Climate Action Plan, which calls for conservation of open space lands.
- Resident from East Renton Area – When making this decision, King County needs to weigh affect on other similar areas, such as the East Renton Plateau Potential Annexation Area. By shrinking the Urban Growth Area, this could create additional pressure for development in other rural or edge communities. This could affect areas such as the E. Renton Plateau which is adjacent to rural. Need to make decision intelligently, residents voices are heard, talk about longer-term impacts in other similar areas.
  - Question: would this be the only "Rural Island" if approved? These areas have different needs to protect them.

Answer: No. there are pockets of Rural Area zoned properties in the county that are surrounding by other land uses, near locations such as Woodinville, Duvall, Sammamish, Snoqualmie, North Bend, Black Diamond, Auburn, and Enumclaw.

Rural Area zoned properties can be surrounded by mining, open space, agriculture, cities, and forest lands.

- Question: Proposal makes a lot of sense, and can probably support removal of PAA but want to know what this means for my land use. What uses would change? Would livestock be allowed? Can residents add onto their houses? Can we still have a community well? (Subsequent commenters asked similar questions).

Answer: Land uses may change as a result of the removal of PAA. Typical zoning designation in East Cougar Mountain Area is primarily Residential 1. The land use table below indicates the difference between the current Urban Residential zoning of R1 and the potential future Rural Area zoning designation of RA-5. (This is used for illustrative purposes only. Please review KCC Title 21A for additional footnotes that apply to specific sized parcels).

<i>21A.12.030 Densities and Dimensions- Residential and Rural Zones</i>	<b>R-1</b>	<b>RA-5</b>
<i>Base Density: Dwelling Unit/Acre:</i>	1 du/ac	0.2 du/ac
<i>Minimum Lot Area:</i>	N/A	3.75 ac
<i>Minimum Lot Width:</i>	35 ft.	135 ft.
<i>Minimum Street Setback:</i>	20 ft.	30 ft.
<i>Minimum Interior Setback:</i>	5 ft.	10 ft.
<i>Base Height:</i>	35 ft.	40 ft.
<i>Maximum Impervious Surface:</i>	30%	20%

- City of Bellevue Resident – there are three different types of areas: developed area, large lots, undeveloped (the Precipice). There are unique old growth properties in the areas; these are special areas that should not be developed. There is a property owner currently platting some parcels to the East for development (Bergsma) that will leave a lot of steep slopes undeveloped. It's too steep; they cannot put in any houses and cannot put in roads. Precipice is fully surrounded by King County park land. The whole area should remain as rural.
- Commenter has been involved in city leadership for many years; this involved 18 years on City Council they discussed addressing this for many years. It's time to face reality - the city cannot afford to support development of these parcels. Getting water to and from the property. Getting the roads to urban properties would bankrupt the city. Agrees that attention needs to be paid to parcel number 2924069011. It's right next to the park and the Bergsma property which has homeless camps on their property.
- Question: What effect would this change have on the Edgehill Addition's water system; would they be able to participate in the Cascade Water Alliance? Closest water line is in Bellevue; how would this affect ability to connect to their system?

Answer: What will not change is your zoning; the Urban Reserve is 1 unit per 5 acres, and the zoning would likely be RA-5 which is also 1 unit per 5 acres. We allow public water, but not sewers. Could keep your well, could bring in piped water. This would not affect your ability to have piped water, but ability to connect to City water would be a decision of the decision. The County approves water plans in unincorporated, meaning we would work with City to replace wells if they fail.

Answer: Regarding allowed uses, provided below are descriptions of Urban Residential zones and Rural Area zones identifying the purposes of each of these categories of zoning. Also below are some examples of the most common permitted Residential uses in RA-5 zoning classification, and are as follows: (Please Note that this is used for illustrative purposes only and does not capture all specific land use tables in KCC 21A.)

**King County Code 21A.04.060 Rural area zone.**

*A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. 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 sites and are able to be adequately supported by rural service levels;*
- 2. Allowing small scale farming and forestry activities and tourism and recreation uses that can be supported by rural service levels and that are compatible with rural character;*
- 3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones; and*
- 4. Requiring tracts created through cluster development to be designated as permanent open space or as permanent resource use.*

*B. Use of this zone is appropriate in rural areas designated by the Comprehensive Plan as follows:*

- 1. RA-2.5 in rural areas where the predominant lot pattern is below five acres in size for lots established prior to the adoption of the 1994 Comprehensive Plan;*
- 2. RA-5 in rural areas where the predominant lot pattern is five acres or greater but less than ten acres in size and the area is generally environmentally unconstrained;*
- 3. RA-10 in rural areas where the predominant lot pattern is ten acres or greater but less than twenty acres in size. RA-10 is also applied on land that is generally environmentally constrained, as defined by county, state or federal law, to protect critical habitat and regionally significant resource areas (RSRAs). The RA-10 zone is also applied to lands within one-quarter mile of a forest or agricultural production district or an approved long-term mineral extraction site. On Vashon-Maury Island RA-10 zoning shall be maintained on areas zoned RA-10 as of 1994 and on areas with a predominant lot size of ten acres or greater that are identified on the Areas Highly Susceptible to Groundwater Contamination map; and*
- 4. RA-20 in Rural Forest Focus Districts designated by the King County Comprehensive Plan.*



**King County Code 21A.04.080 Urban residential zone.**

A. The purpose of the urban residential zone (R) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use urban residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly apartment and townhouse dwelling units, mixed-use and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
3. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; and
4. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from over development.

B. Use of this zone is appropriate in urban areas, activity centers, or Rural Towns designated by the Comprehensive Plan as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints where development is required to cluster away from sensitive areas, on lands designated urban separators or wildlife habitat network where development is required to cluster away from the axis of the corridor on critical aquifer recharge areas, and on Regionally and Locally Significant Resource Areas (RSRAs/LSRAs) or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;
2. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and
3. The R-12 through R-48 zones next to Unincorporated Activity Centers, in Community or Neighborhood Business Centers, in mixed-use development, on small, scattered lots integrated into existing residential areas, or in Rural Towns, that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

<b>P-Permitted C-Conditional S-Special Use KCC 21A.08.030 Residential Land Uses</b>			
SIC #	SPECIFIC LAND USE	R1-8	RA-5
	<b><u>DWELLING UNITS, TYPES:</u></b>		
*	Single Detached	P-C12	P-C12
*	Townhouse	P11-C12	C4
*	Apartment	P5-C5	C4
*	Mobile Home Park	C8	S13
*	Cottage Housing	P15	




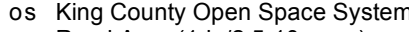
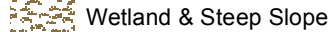
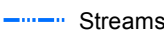





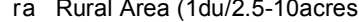




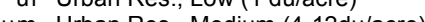
	<b><u>GROUP RESIDENCES:</u></b>		
*	<i>Community Residential Facility-I</i>	<i>P14-a c</i>	<i>C</i>
*	<i>Community Residential Facility-II</i>	<i>P14-b</i>	
*	<i>Dormitory</i>	<i>C6</i>	<i>C6</i>
*	<i>Senior Citizen Assisted Housing</i>	<i>P4</i>	
	<b><u>ACCESSORY USES:</u></b>		
*	<i>Residential Accessory Uses</i>	<i>P7</i>	<i>P7</i>
*	<i>Home Occupation</i>	<i>P18</i>	<i>P18</i>
*	<i>Home Industry</i>	<i>C</i>	<i>C</i>
	<b><u>TEMPORARY LODGING:</u></b>		
7011	<i>Hotel/Motel (1)</i>		
*	<i>Bed and Breakfast Guesthouse</i>	<i>P9</i>	<i>P9</i>
7041	<i>Organization Hotel/Lodging Houses</i>		

See King County Code 21A.08.030 for additional information on the meaning and terminology for these zoning categories.

- Long-time resident; we bought this property (the Bergsma property) for development and, even with slopes, we have some development potential that we want to realize. This has been in family for generations and extended family is interested in selling. Understands his neighbor's concerns, and supports some areas to remain rural, but he wants his property to remain urban so his family can see return on investment.
- Resident from East Renton Area – Knows some of the problems with annexation to cities. Advises residents to figure this out on their own. Need to consider how this affects roads. He serves on the King County Roads and Bridges Task Force is recommending that areas move forward on annexation to get better road services; this area may go in the opposite direction. Probably would make sense to stay with Issaquah to get better road service.
- Question: Resident noted that he had not heard of the meeting until just today and some of his neighbors in the PAA did not know about the meeting; how did the County notify people?  
 Answer: King County notified community members in a number of ways – about 550 postcards were sent to properties in the PAA as well as the surrounding 500 feet, an email was sent to the Comprehensive Plan mailing list which has almost 600 emails, and an advertisement was placed in the weekly Issaquah Valley Reporter. Last, the City of Issaquah mailed to their mailing list which included an additional 600 emails. The advertising for this meeting was larger than any other individual meeting, given the shorter timeframe.

# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Land Use Proposals

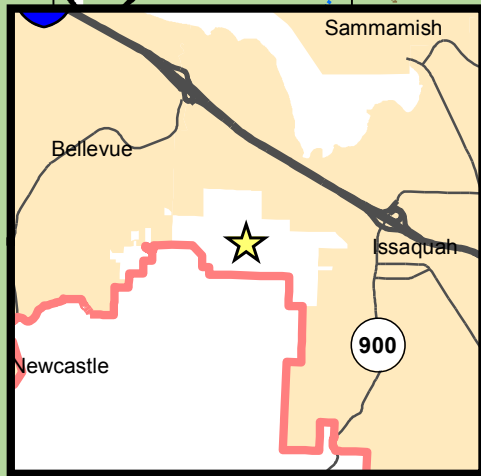
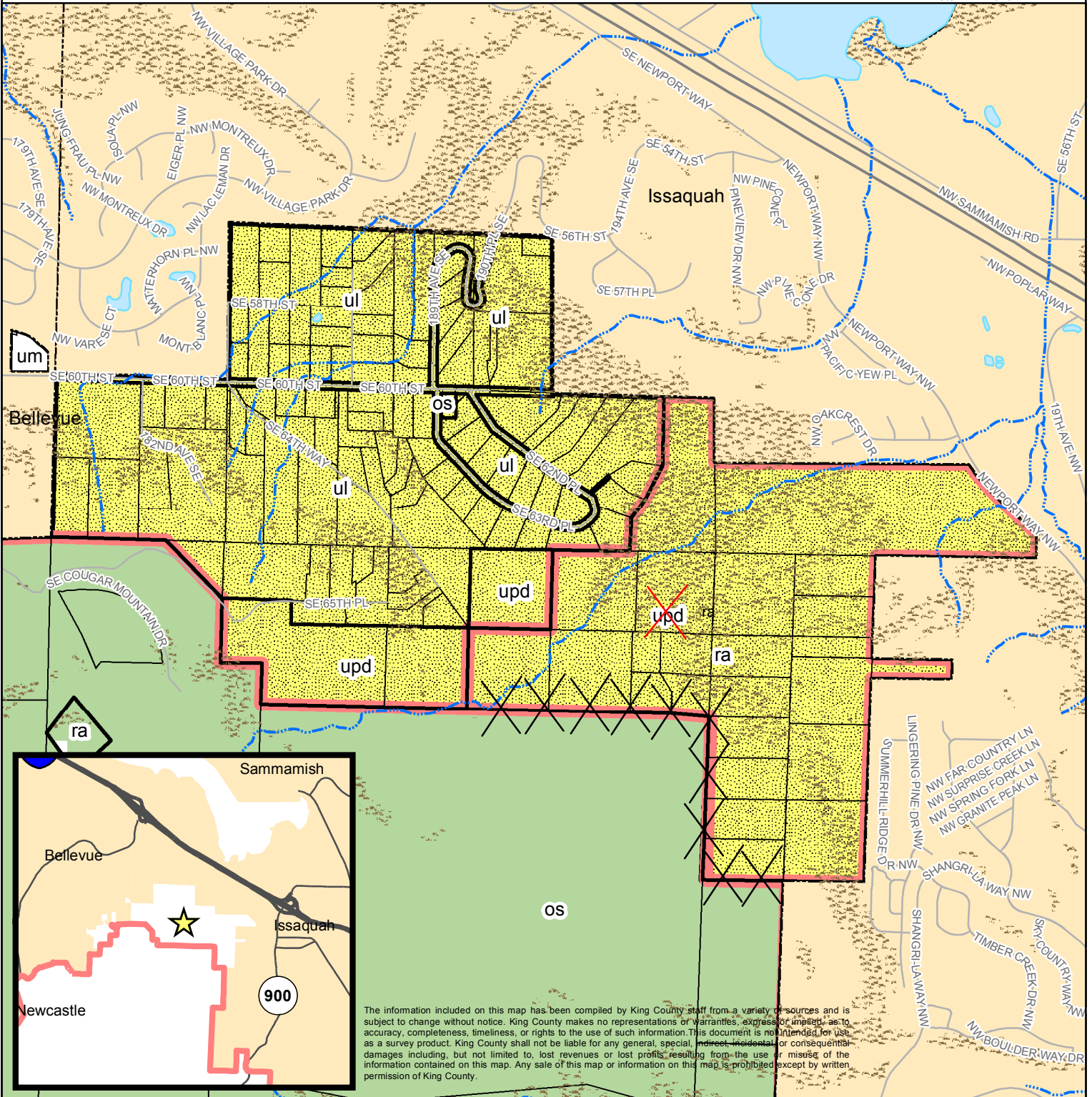
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|--|---|--|--|
|  Study Area            |  Park & Ride |  Waterbodies          |  King County Open Space System       |
|  Wetland & Steep Slope |  Streams     |  Urban Growth Boundary |  Parcels                              |
|  Incorporated Area     |  Railroads   |  Parks & OS            |  ra Rural Area (1du/2.5-10acres)     |
|  Urban Growth Boundary |  CPLU         |  |  upd Urban Planned Development       |
|  |   |  |  ul Urban Res., Low (1 du/acre)      |
|  |   |  |  um Urban Res., Medium (4-12du/acre) |



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Feet





















Date: 2/11/2016



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# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Land Use Proposals

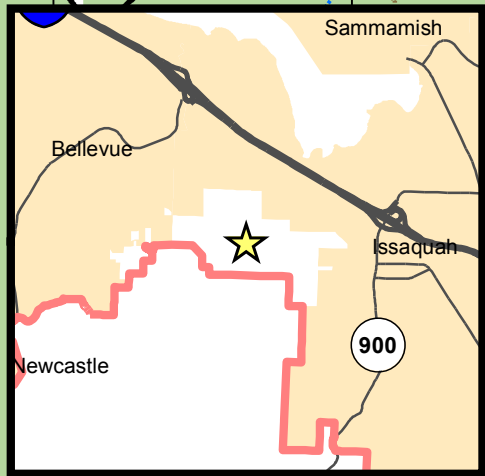
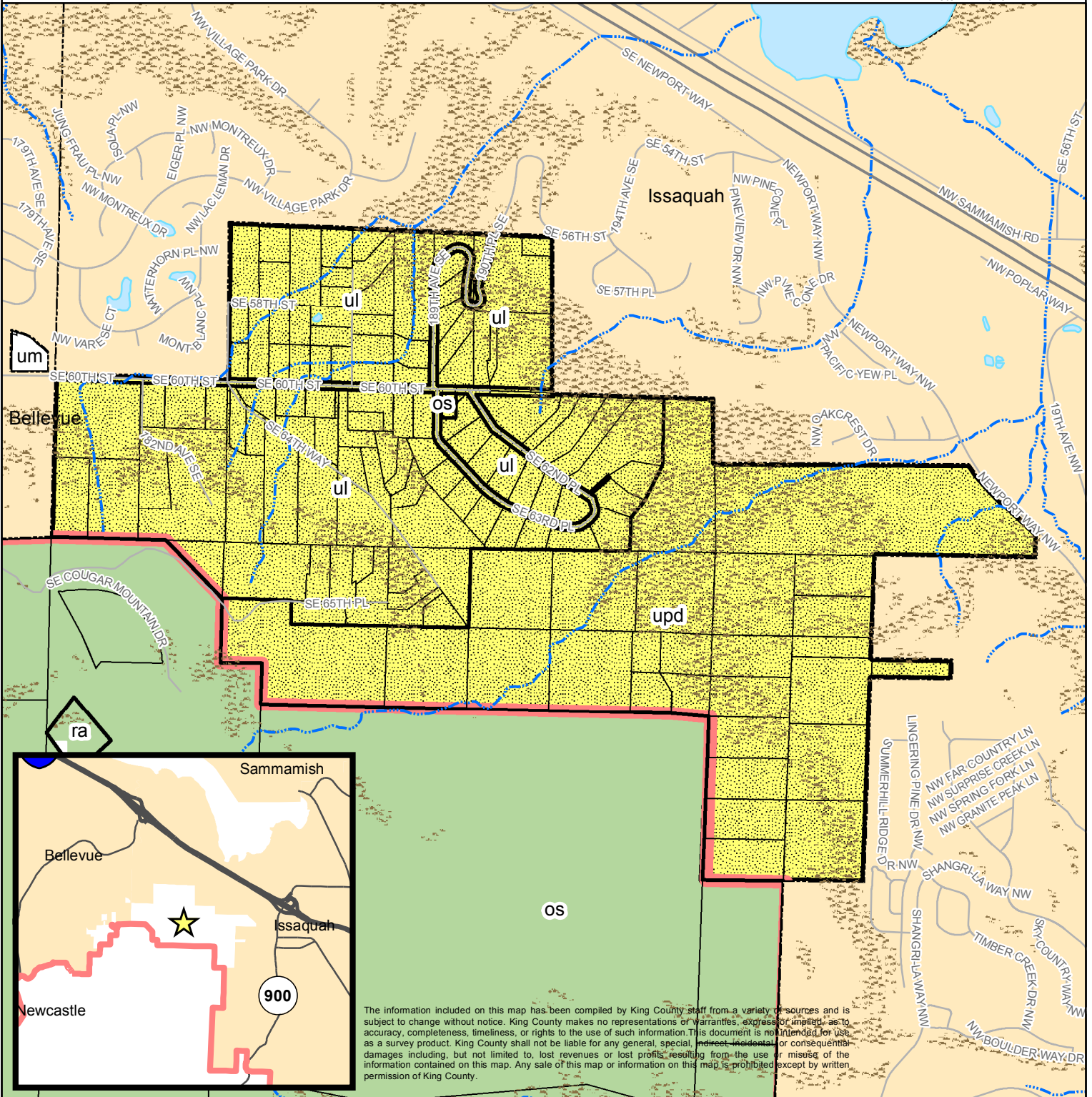
- |  |   |   |   |
|--|---|---|---|
|  Study Area            |  Park & Ride |  Streams     |  os King County Open Space System    |
|  CPLU                  |  Railroads   |  Waterbodies |  ra Rural Area (1du/2.5-10acres)     |
|  Wetland & Steep Slope |  Railroads   |  Parcels     |  upd Urban Planned Development       |
|  Incorporated Area     |  Parcels     |   |  ul Urban Res., Low (1 du/acre)      |
|  Urban Growth Boundary |   |   |  um Urban Res., Medium (4-12du/acre) |
|  Parks & OS            |   |   |   |



0 200 400 800 1,200  
Feet










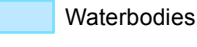
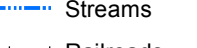
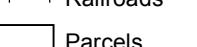

Date: 2/4/2016



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# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- R-1 Residential, one DU per acre
- R-4 Residential, 4 DU per acre
- RA-5-P Rural Area, one DU per 5 acres
- UR-P-SO Urban Reserve, one DU per 5 acres
- R-1-P Residential, one DU per acre
- RA-5 Rural Area, one DU per 5 acres

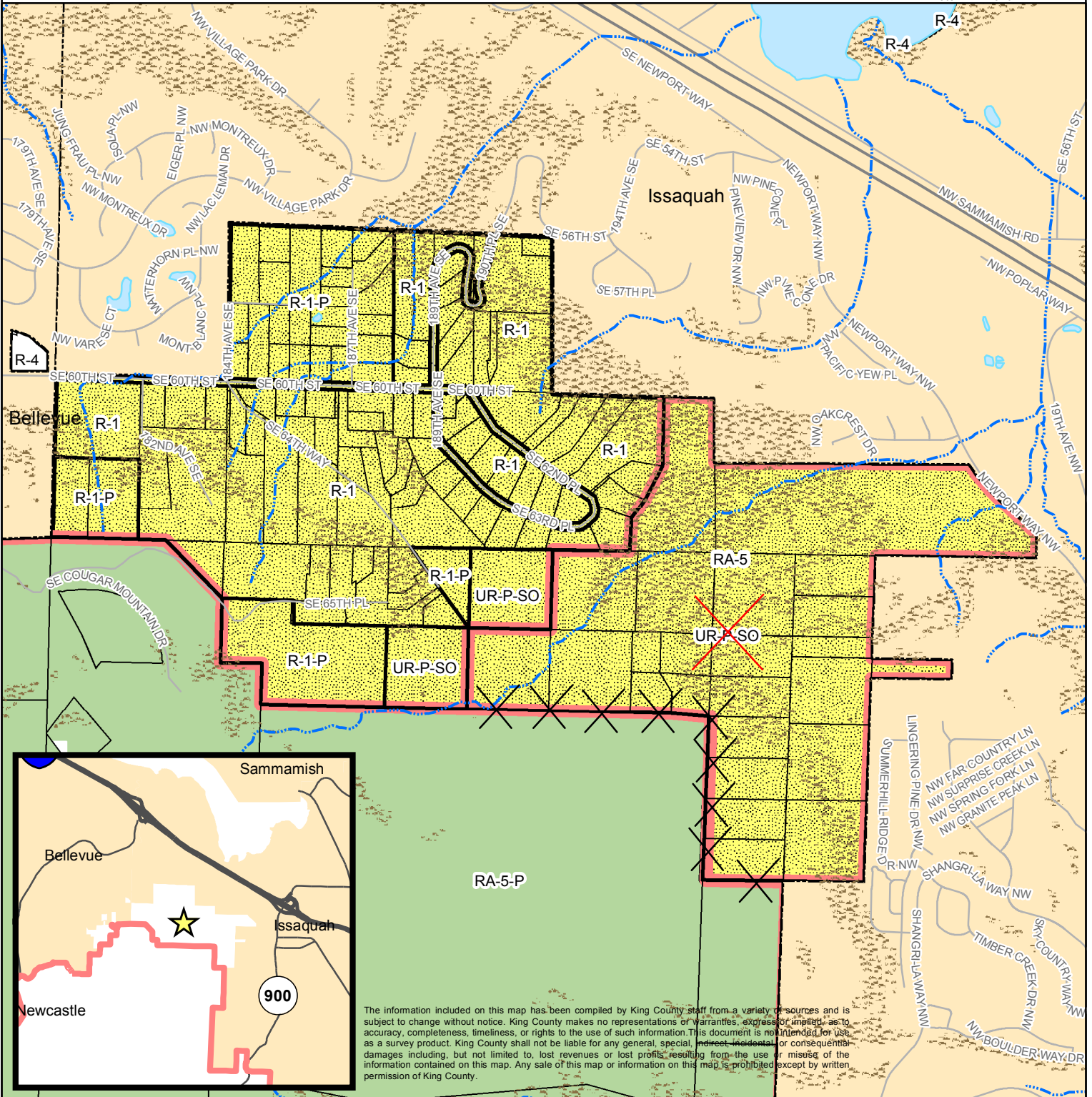


0 200 400 800 1,200  
Feet



P = parcel specific development condition  
SO = special district overlay

Date: 2/11/2016



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