

Attachment (

09/27/00

2002 131

Sponsored By: Executive Committee

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Substitute MOTION NO. 00-3

A MOTION to amend the Urban Growth Area of King County.

WHEREAS, the Washington State Growth Management Act, RCW 36.70A.110 requires counties to designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature; and

WHEREAS, Countywide Planning Policy FW-1 Step 8 recognizes that King County may initiate amendments to the Urban Growth Area; and

WHEREAS, the King County Executive and the Metropolitan King County Council requests the Growth Management Planning Council consider the attached amendments to the Urban Growth Area for eventual adoption by the Metropolitan King County Council and ratification by the cities; and

WHEREAS, Countywide Planning Policies LU-31 and LU-32 anticipate the collaborative designation of Potential Annexation Areas and the eventual annexation of these areas by cities. The attached amendments are supported by the affected city.

BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES AS FOLLOWS:

- 1. Amend the Urban Growth Area as designated by the Urban Growth Areas Map in the Countywide Planning Policies as described by the following attachments:

Attachment A: Issaquah Highlands/Issaquah (KCCP 2000 Map Amendment 1)

Attachment B: Maple Valley Library/Maple Valley UGA (KCCP 2000 Map Amendment 3)

Attachment C: Jenkins Creek Park/Covington UGA (KCCP 2000 Map Amendment 4)

Attachment D: Mahler Park/Enumclaw UGA (KCCP 2000 Amendment 6)

Attachment E: Split Parcels/Enumclaw UGA (KCCP 2000 Map Amendment 7)

Attachment F: Carnation UGA (KCCP 2000 Map Amendment 8)

Attachment G: Maple Valley (KCCP 2000 Map Amendment 11)

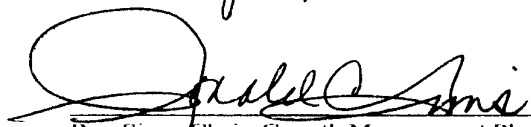
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- 2. Amend the Interim Potential Annexation Area Map by including any additional unincorporated urban land created by these UGA amendments in the Potential Annexation Area of the adjoining city.

- 3. Per the Countywide Planning Policy FW-1, Attachment A: Issaquah Highlands/Issaquah (KCCP 2000 Map Amendment 1) is not subject to ratification. Attachments B, C, D, E, F and G are recommended to the Metropolitan King County Council and the Cities of King County for adoption and ratification.

ADOPTED by the Growth Management Planning Council of King County the 27th of September 2000 and signed by the chair of the GMPC in open session in authentication of its adoption this 28th of September 2000.



Ron Sims, Chair, Growth Management Planning Council

Attachments: September 19, 2000 Background Report describing each proposed UGA change and its rationale
Map of each recommended UGA Change

September 19, 2000

Proposed UGA Changes Under Review by King County

Background:

As part of the first major update to the King County Comprehensive Plan (KCCP), a number of proposed UGA changes are under review by King County. In the Executive Recommended KCCP 2000 Plan (March 1, 2000), there are 7 recommended changes proposed. Of these, five are requests made by the cities of Carnation, Covington, Enumclaw and Maple Valley. The other two include UGA adjustments to recognize the Grand Ridge Joint Agreement (Issaquah Highland) and to reconcile two properties that have been split by the UGA just outside of the City of Enumclaw. The proposed UGA amendments are noted on the attached Locator Map.

The proposed amendments are currently under review by the King County Growth Management and Unincorporated Areas Committee. The amendments are subject to change and may be amended by the Committee and by the full Council in September 2000. The purpose of presenting the proposed UGA changes to the GMPC is to highlight those that will require further action by the GMPC to amend the Countywide Urban Growth Area boundary.

Below is a matrix that describes the property, the acreage affected and the rationale and policy basis for the proposed UGA change. Amendment # 1, Issaquah Highlands/Issaquah is consistent with FW-1 and does not require ratification by GMPC as stated in the policy. The remaining amendments are being presented to the GMPC for consideration and approval as amendments to the Countywide Urban Growth Boundary. The rationale statements includes an analysis of the proposed UGA amendments with the Countywide Planning Policies.

MAP LOCATOR NUMBER/PROPERTY	APPROXIMATE ACRES REDESIGNATED TO URBAN	RATIONALE
#1 Issaquah Highlands/Issaquah	40	The parcel is a rural island surrounded by the UGA. Approximately 33 acres of the parcel are identified in the Grand Ridge Joint Agreement as an expansion area for the Issaquah Highlands development. The remaining 7 acres will be protected as an urban separator. The proposed amendment complies with CPP policy FW-1 step 8(b) which recognized the Issaquah Joint Planning Agreement process. This is an information item only and no further action is needed by GMPC on this amendment per CPP FW-1.
#3 Maple Valley Library/ Maple Valley UGA	0.5	This is a technical adjustment to reconcile the UGA line with the corporate city boundary. The entire property has been annexed by the City of Maple Valley, although a portion of the property falls within the designated Rural Area.

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MAP LOCATOR NUMBER/PROPERTY	APPROXIMATE ACRES REDESIGNATED TO URBAN	RATIONALE
#4 Jenkins Creek Park/ Covington UGA	65	<p>The City of Covington has requested amending the UGA in order to provide urban services to Jenkins Creek park (20.34 acres) after it is transferred to the city. The proposed UGA change includes redesignating the properties directly north (6.48 acres) and south (38.18 acres) of the park land as Urban. Redesignation of these properties to Urban would eliminate the creation of Rural islands after the transfer of the park.</p> <p>The City has also expressed an interest in annexing the Urban island south of the City boundary (SR 516) but is prevented from doing so because these lands are not connected to the UGA. The proposed UGA change for this portion of the UGA will respond to the request by the City and will better connect an existing urban island with the UGA.</p> <p>The proposed UGA amendments in this subarea comply with CPPs LU-26 (d) and LU-32.</p>
#6 Mahler Park/ Enumclaw UGA	28	<p>The State of Washington has transferred ownership of Mahler Park to the City of Enumclaw. The City has requested an amendment to the UGA in order to provide urban services, such as police and maintenance, to the park.</p> <p>This amendment complies with CPP LU-32.</p>
#7 Split Parcels/ Enumclaw UGA	7.9	<p>This amendment resolves two parcels currently split by the UGA line. A middle school campus is being constructed nearby and sewer lines can be made available to the subject properties. The urban portion of the two properties are in the City of Enumclaw's Potential Annexation Area.</p> <p>This amendment complies with CPPs LU-26 (a) and (d) and LU-38 (d) and (g).</p>

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MAP LOCATOR NUMBER/PROPERTY	APPROXIMATE ACRES REDESIGNATED TO URBAN	RATIONALE
#8 Carnation UGA	2.5	This is a technical adjustment to the UGA requested by the City of Carnation to recognize the 1993 annexation of the subject parcel by the City. State law allows cities to annex city owned land that is contiguous to the city's boundary.
#11 Maple Valley	26.5	<p>The County is negotiating with the City of Maple Valley to sell a parcel of County owned land, adjacent to the city for use as a park (19.8 acres). The City has requested amending the UGA boundary in order to provide urban services to the park.</p> <p>The UGA boundary is also proposed to be changed for the privately owned parcel (6.7 acres) north of the park land. This property is split by the current UGA boundary and with the sale of the land to the south to Maple Valley, this property would be entirely surrounded by the City of Maple Valley. It is proposed to be redesignated Urban to eliminate creation of a rural island.</p> <p>The proposed UGA boundary amendment in this subarea complies with CPP LU-32.</p>

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Recommended 2000 UGA Changes Locator Map

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King County
Department of Development and Environmental Services
Geographic Information System

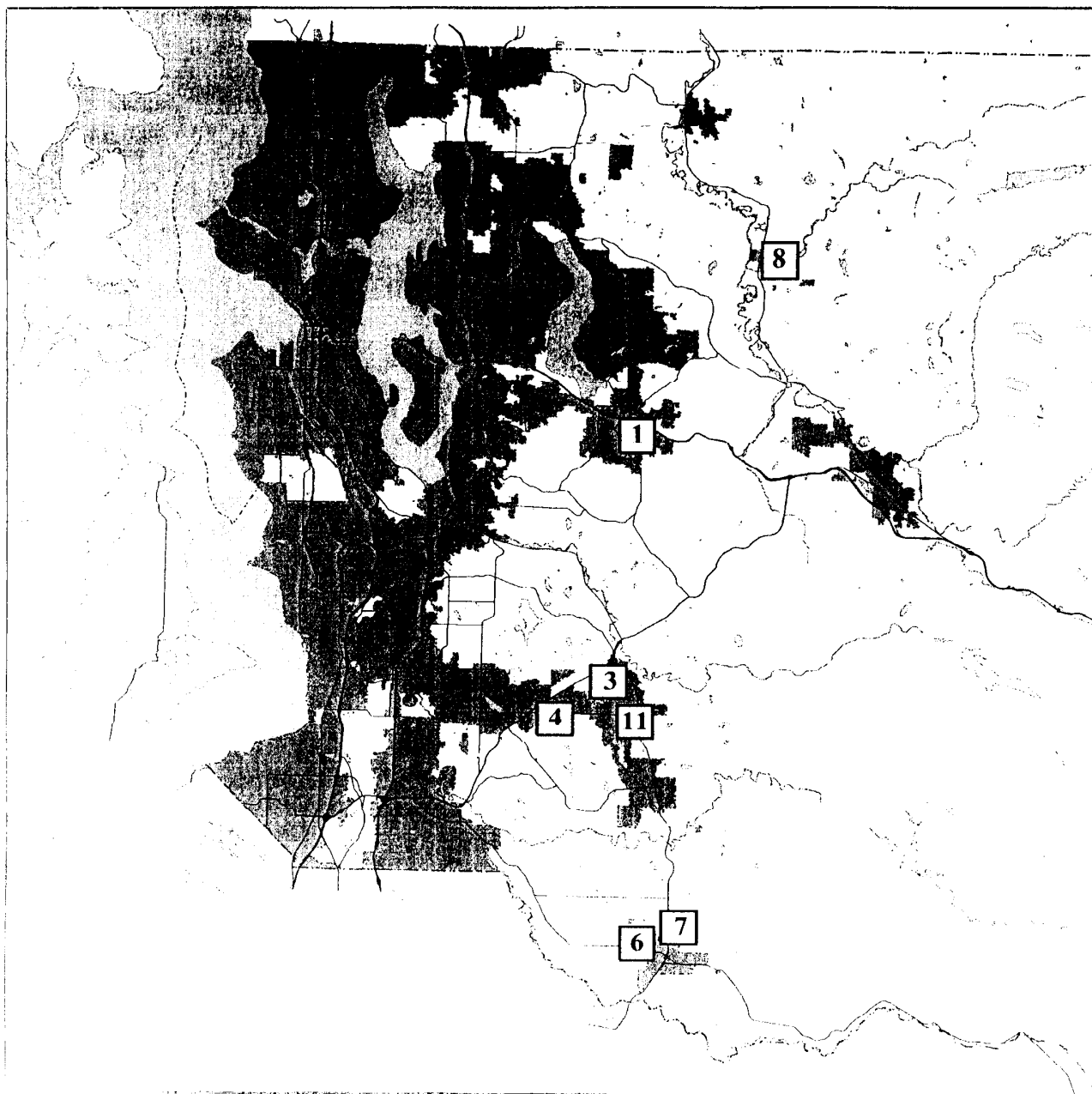


This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



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|---|---|----|------------------------------|
| 1 | Issaquah Highlands / Issaquah | 7 | Split Parcels / Enumclaw UGA |
| 3 | Maple Valley Library / Maple Valley UGA | 8 | Carnation UGA |
| 4 | Jenkins Creek Park / Covington UGA | 11 | Maple Valley |
| 6 | Mahler Park / Enumclaw UGA | | |



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Issaquah Highlands / Issaquah UGA Executive Recommended Land Use

March 2000

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Attachment A to Motion 00-3

King County
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Geographic Information System



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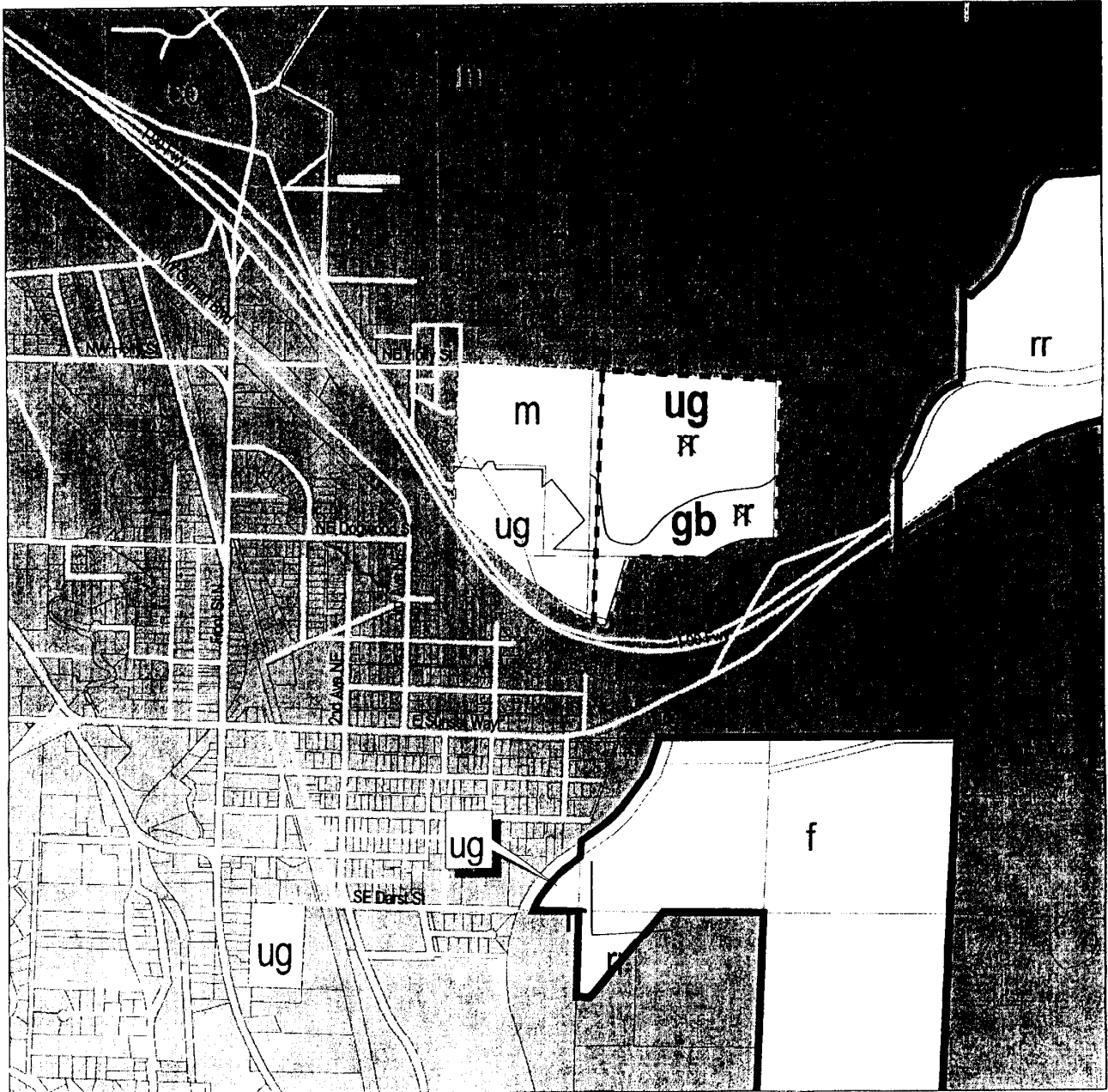
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1999 UGA Boundary

2000 UGA Boundary

Incorporated Areas

CO Commercial Outside of Centers
UG Urban Residential, general
RR Rural Residential
f Forestry
m Mining
gb Greenbelt / Urban Separator



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Maple Valley Library / Maple Valley UGA Executive Recommended UGA

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March 2000

Attachment B to Motion 00-3

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King County
Department of Development and Environmental Services
Geographic Information System




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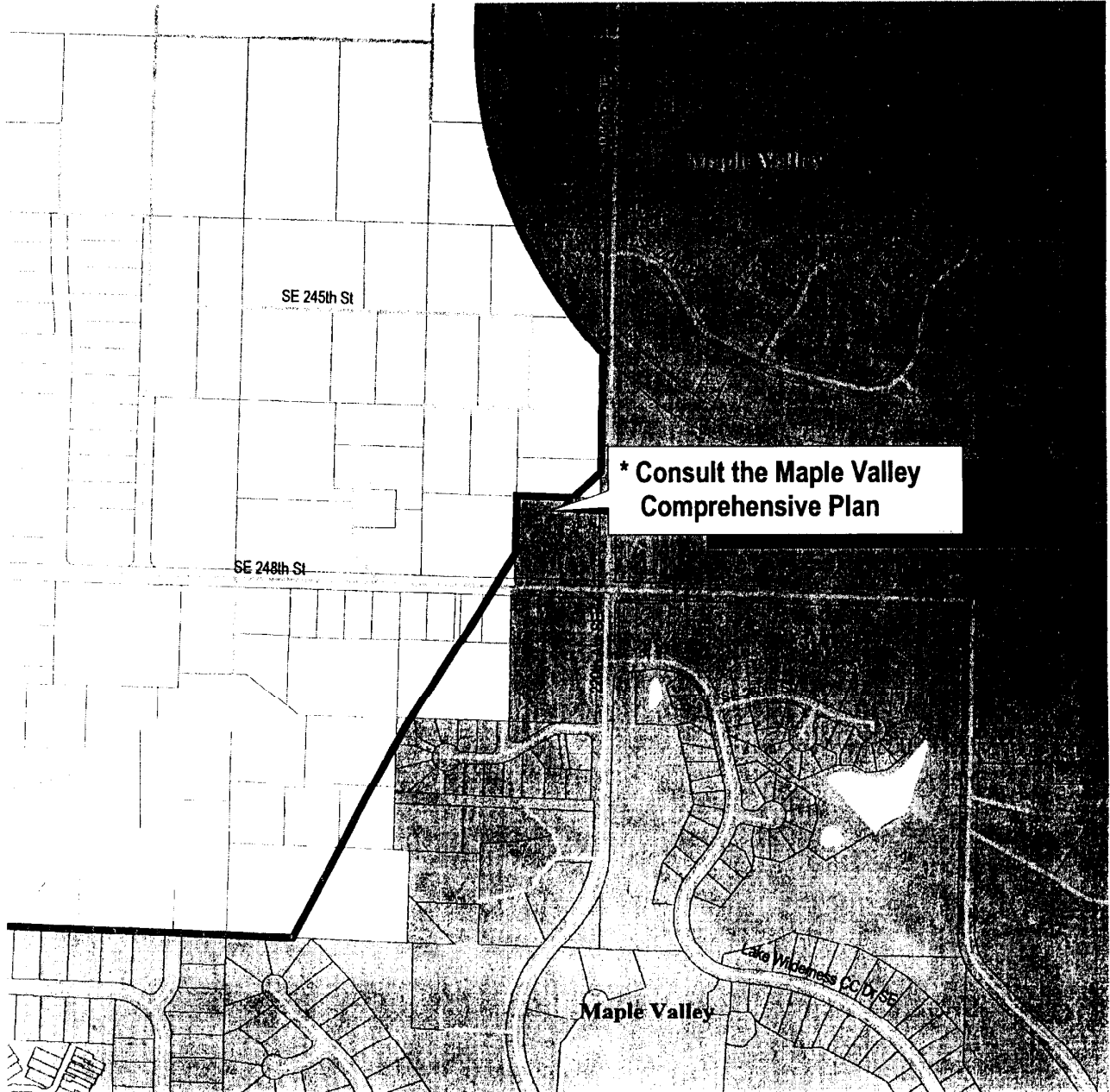
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 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas



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Jenkins Creek Park / Covington UGA Executive Recommended Land Use

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Attachment C to Motion 00-3

March 2000


King County
Department of Development and Environmental Services
Geographic Information System




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 1999 UGA Boundary

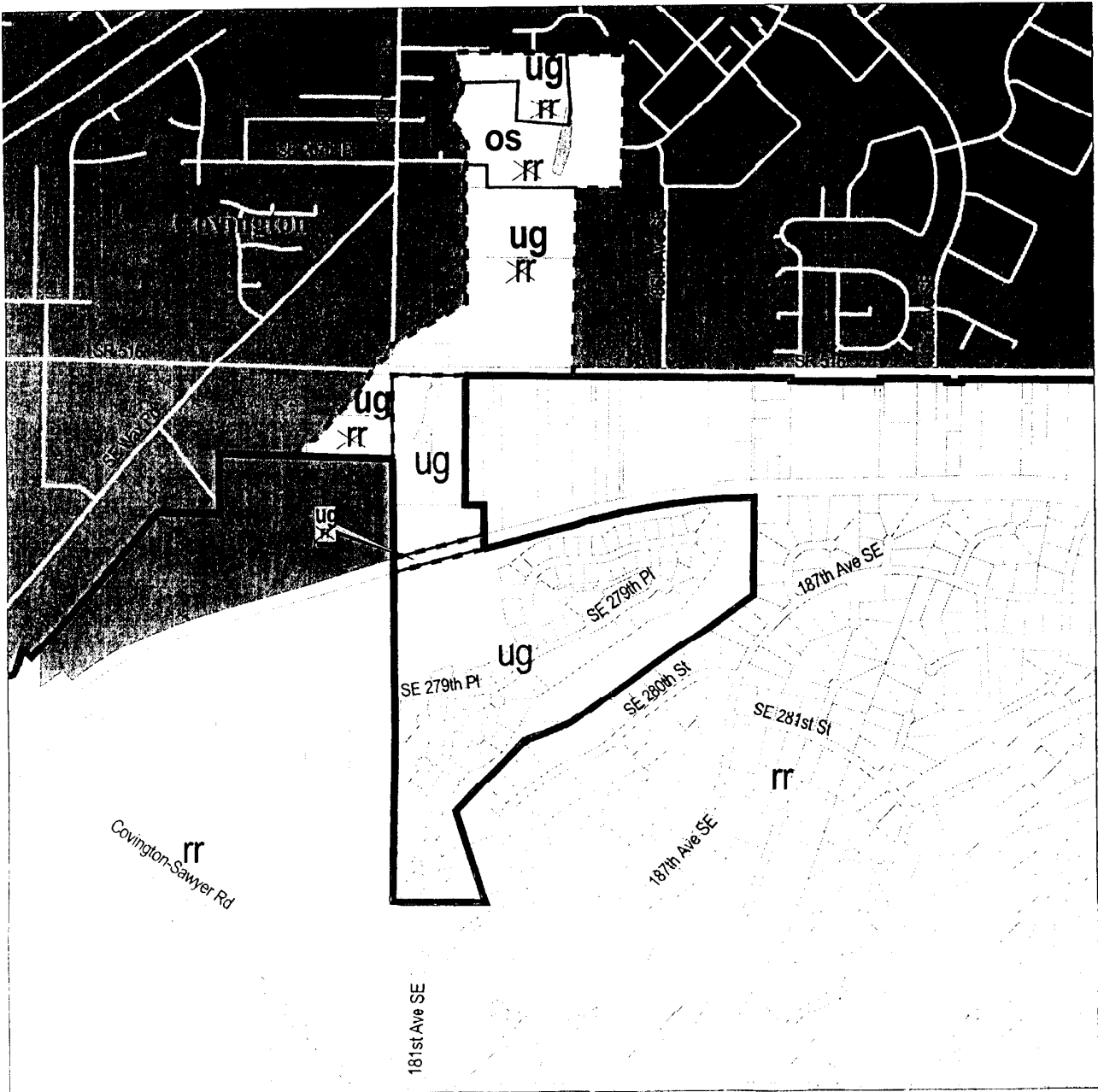
 2000 UGA Boundary

 Incorporated Areas

ug **2002 131**
Urban Residential, general

rr Rural Residential

OS King County Owned
Open Space/Recreation



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Mahler Park / Enumclaw UGA Executive Recommended Land Use

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Attachment D to Motion 00-3


 **King County**
Department of Development and Environmental Services
Geographic Information System




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 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas

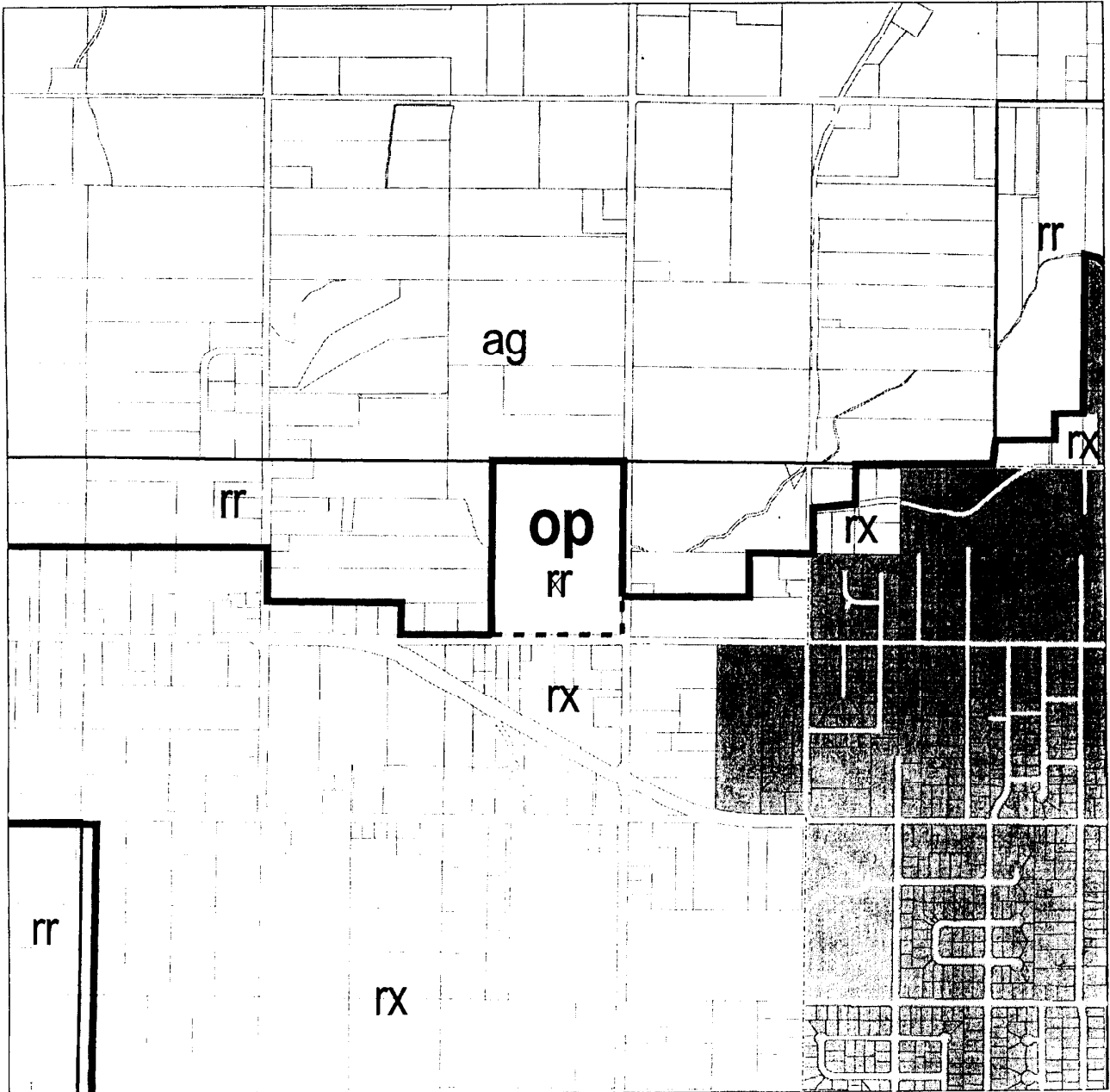
rx Rural City UGA

rr Rural Residential

ag Agriculture

op Other Park / Wilderness

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Split Parcels ' Enumclaw UGA Executive Recommended Land Use

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Attachment E to Motion 00-3

March 2000

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 **King County**
Department of Development and Environmental Services
Geographic Information System




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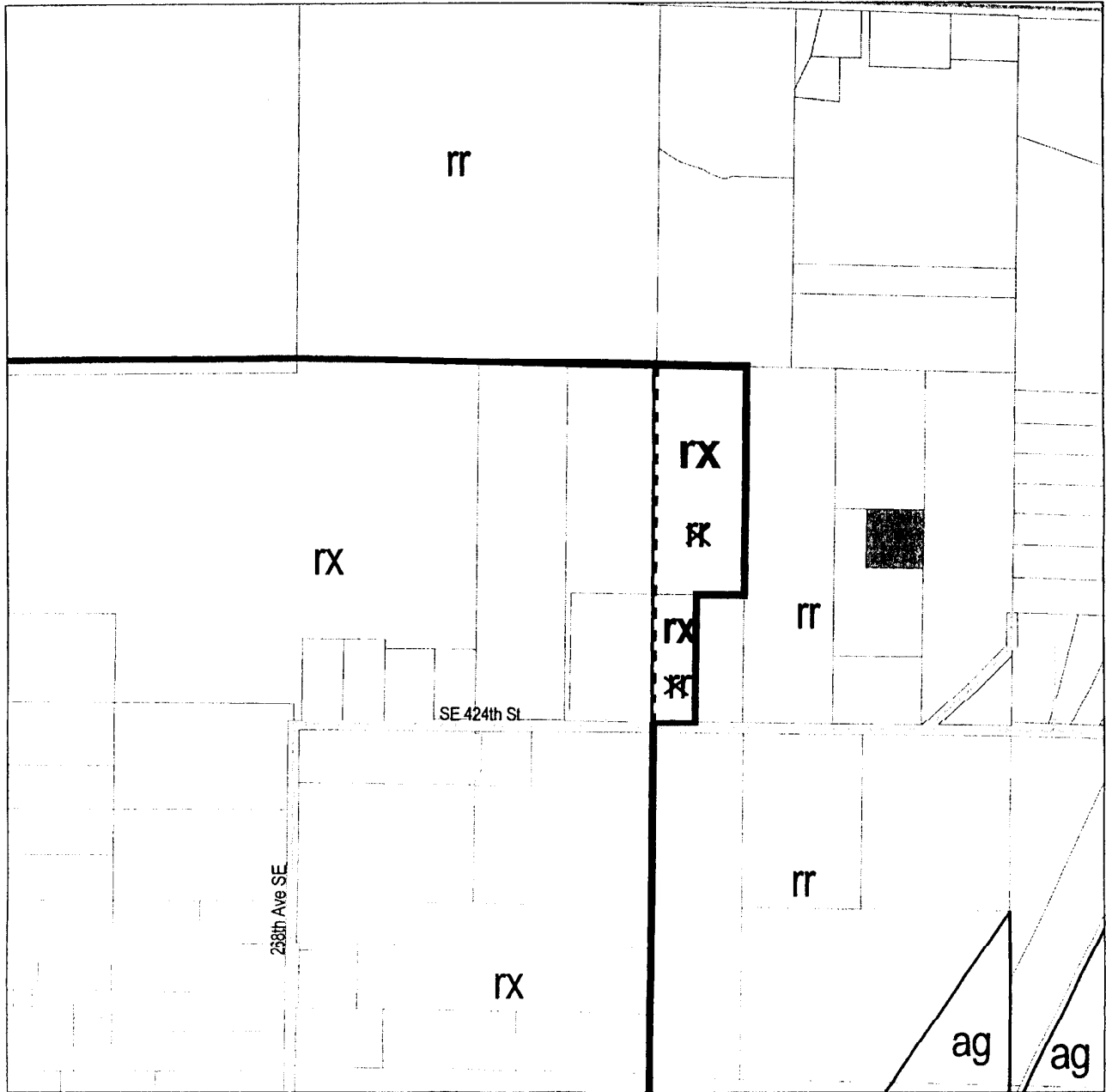
 2000 UGA Boundary

 Incorporated Areas

rx Rural City UGA

rr Rural Residential

ag Agriculture



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Carnation UGA Executive Recommended UGA

March 2000

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Attachment F to Motion 00-3

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 **King County**
DDES Department of Development and Environmental Services
Geographic Information System




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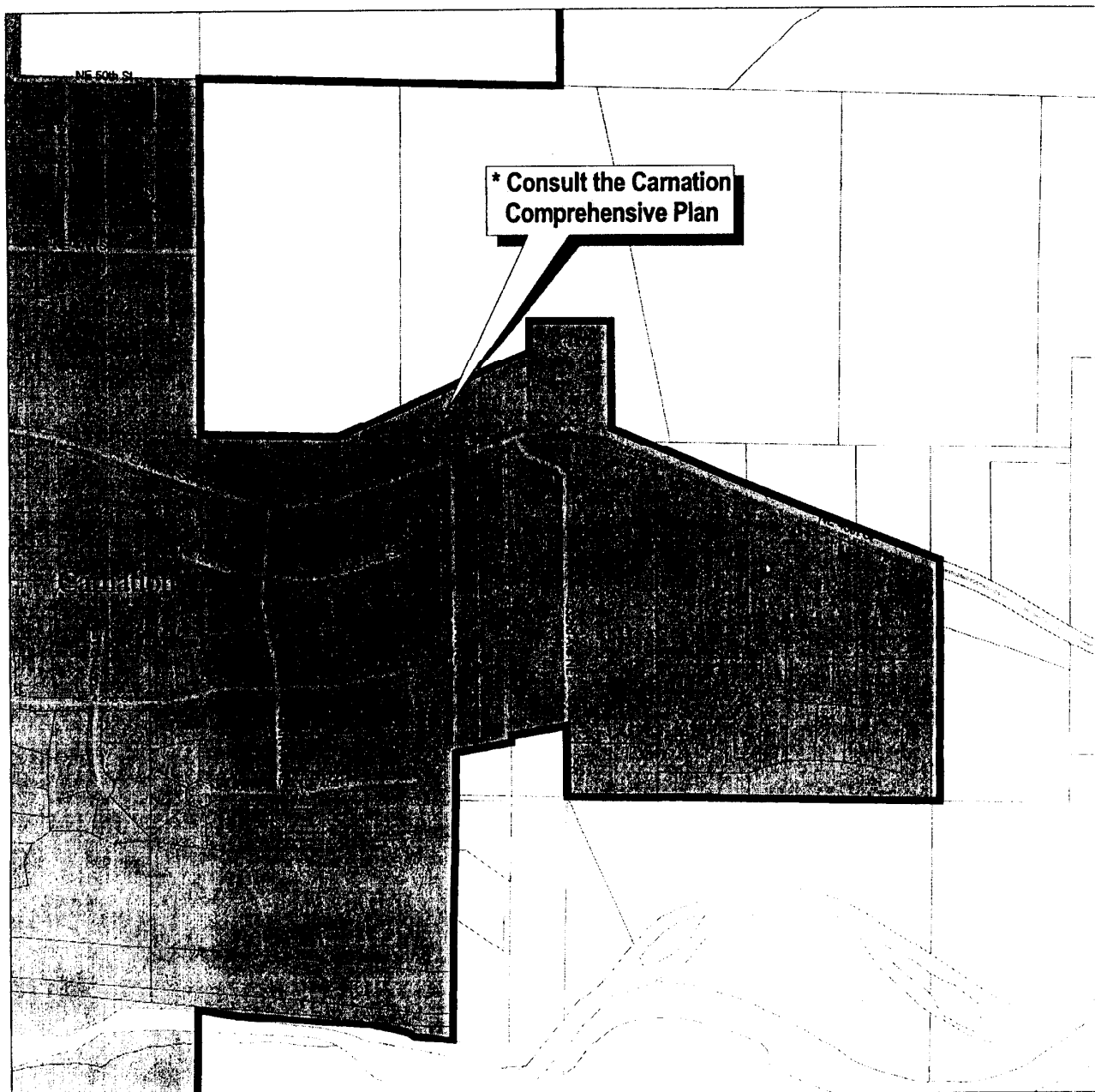
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 1999 UGA Boundary

 2000 UGA Boundary

 Incorporated Areas



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