

November 6, 1990

Introduced by: GREG NICKELS
PAUL BARDEN
Proposed No.: 90 - 941

9751

ORDINANCE NO.

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AN ORDINANCE relating to the Federal Way Community Plan and Area Zoning; initiating the process to develop urban growth boundaries for the unincorporated area within the Federal Way community planning area (as designated on the attached map); establishing growth boundaries for the cities in or adjacent to the Federal Way community planning area; establishing policies for development in the growth boundaries; providing for future land use and zoning review for the areas within these growth boundaries; adopting interim policies.

PREAMBLE:

The King County Council adopted the Updated Federal Way Community Plan and Area Zoning in September 2, 1986. The City of Federal Way, encompassing a substantial portion of the Federal Way planning area, incorporated on February 28, 1990. King County's policies and zoning are not controlling in the City of Federal Way. There are land use areas between the new Federal Way city limits and the cities of Des Moines, Kent, Auburn, Algona, Pacific, and Milton that are still unincorporated King County. These unincorporated areas are designated in the King County Comprehensive Plan as urban. They also include sensitive areas and resource lands which require protection.

In May, 1990 the King County Council passed Motion 90-745 requesting the King County Executive to include funding to update the Federal Way Community Plan for these unincorporated areas in the 1991 budget. The 1990 Washington State Growth Management Act requires jurisdictions to identify urban growth areas within which urban growth shall be encouraged and outside of which growth can only occur if it is not urban in nature. King County Comprehensive Plan policy PI-304 requires King County and Federal Way, Des Moines, Kent, Auburn, Algona, Pacific, and Milton should work together to identify future annexation areas and interlocal agreements should be used to ensure consistent land use policies and public improvement standards within the agreed upon annexation areas.

The incorporation of Federal Way has significantly altered the conditions under which the King County Federal Way Community Plan and Area Zoning was developed and adopted. The City of Federal Way's land use planning and zoning adopted on February 28, 1990 have limited certain land uses and increased development pressure on portions of unincorporated King County still governed by the King County Federal Way Community Plan and Area Zoning. The City of Federal Way's incorporation was not anticipated in the 1986 community planning process and its effect has not been addressed by King County. From 1980 to 1989 housing units in the Federal Way planning area increased 52.9 percent. This increase is the third highest rate of growth in unincorporated King County and compares to an overall percent of change of 24.3 percent. In 1989 alone, approximately 172 acres of forest lands were logged in the Federal Way planning area and have been permitted to convert to other uses. King County's extension of

1 utilities prior to the development of urban growth
2 boundaries will significantly affect options of the cities
3 of Federal Way, Des Moines, Kent, Auburn, Algona, Pacific,
4 and Milton to provide urban services to these areas in the
5 future. Interim policies are necessary in order for the
6 cities located in the Federal Way planning area to
7 establish growth areas and identify and protect sensitive
8 areas and resource lands.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Urban growth boundaries will be negotiated with
11 elected representatives of King County and Federal Way, Des
12 Moines, Kent, Auburn, Algona, Pacific, and Milton. The
13 establishment of the urban growth boundaries shall be based on
14 the goals of the State Growth Management Act; King County
15 Comprehensive Plan policies including topography, logical
16 service boundaries and transportation patterns. Proposed urban
17 growth boundaries will be tentatively established by
18 February 1, 1991.

19 SECTION 2. By April 30, 1991 each city shall amend their
20 comprehensive plans to delineate the urban growth boundaries
21 and the criteria upon which these boundaries are based. By
22 April 30, 1991, King County shall also update the Federal Way
23 Community Plan and Area Zoning to incorporate the proposed
24 criteria, growth boundaries and any corollary revisions to the
25 plan's policies and development conditions.

26 SECTION 3. Following King County's adoption of the urban
27 growth boundaries the cities of Federal Way, Des Moines, Kent,
28 Auburn, Algona, Pacific, and Milton may request that King
29 County initiate further Federal Way Community Plan and Area
30 Zoning review of land use and zoning within their urban growth
31 boundaries. The city requesting King County policy and zoning
32 review shall take an active role in making recommendations to
33 the King County Council. The cities' recommendations will not
34 be effective until the county council certifies they are
35 consistent with the State Growth Management Act.

36 SECTION 4. From the date of this ordinance until April 30,
37 1991 or at the latest November 30, 1991, when urban growth
38 areas are adopted by the cities of Federal Way, Des Moines,

1 Kent, Auburn, Algona, Pacific, and Milton and King County, the
2 following policies will be adopted:

3 A. All proposed extensions of water and sewer service in
4 unincorporated Federal Way are subject to the following
5 provisions:

6 1. The King County Utilities Technical Review Committee
7 is directed to consider the cities of Federal Way, Des Moines,
8 Kent, Auburn, Algona, Pacific, and Milton adopted policies and
9 regulations during its review of proposed sewer and water
10 comprehensive plans and their amendments; and

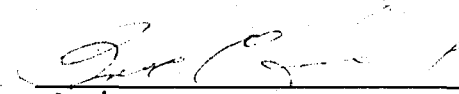
11 2. The applicant seeking water or sewer service must
12 agree to comply with the development standards of the city or
13 cities (Federal Way, Des Moines, Kent, Auburn, Algona, Pacific,
14 and Milton) affected.

15 B. The King County council finds that consideration of and
16 approval of requests to rezone property in the unincorporated
17 Federal Way area during this interim period would not be in the
18 public interest.

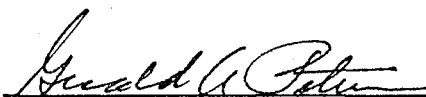
19 INTRODUCED AND READ for the first time this
20 5th day of November, 1990.

21 PASSED this 17th day of December,
22 1990.

23 KING COUNTY COUNCIL
24 KING COUNTY, WASHINGTON

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26 _____
Vice-Chairman

27 ATTEST:






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Clerk of the Council










30 APPROVED this 28th day of December,
31 1990.

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King County Executive

Federal Way Community Land Use Plan

Updated September, 1986

-  Single Family
1 Dwelling Unit/Acre
-  Single Family
2-3 Dwelling Units/Acre
-  Single Family
3-4 Dwelling Units/Acre
-  Single Family
4-9 Dwelling Units/Acre
-  Apartments
9-24 Dwelling Units/Acre

-  Professional Office — Apartments
-  Professional Offices Only
-  Business Commercial
-  Industrial
-  Office Park
-  Mixed Use
-  Agriculture
-  Community Facility
-  Park and Recreation

UNINCORPORATED AREA

UNINCORPORATED AREA

