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October 28, 1993
11/8/93 clerk

Introduced by: Gruger

Proposed No.: 93-634

ORDINANCE NO. **11110**

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AN ORDINANCE designating interim urban growth areas under RCW 36.70A.110 as amended and establishing interim development regulations on properties outside the interim urban growth areas.

PREAMBLE:

For the purpose of meeting the requirements of the State of Washington Growth Management Act (GMA) to designate interim urban growth areas under RCW 36.70A.110 as amended by Engrossed Substitute House Bill 1761, Section 2 (4), 1993 First Special Session of the Washington State Legislature, the King County Council makes the following findings:

1. The GMA, as amended in 1991, required the preparation and adoption of Countywide Planning Policies based on a cooperative process between King County and its cities. The Countywide Planning Policies were to be adopted no later than July 1, 1992. The Growth Management Planning Council (GMPC), a formal body of elected officials from Seattle, the suburban cities and King County, was established by interlocal agreement to develop countywide policies.

2. GMPC work has been progressing in phases. In Phase I, an initial set of framework policies meeting the GMA requirements was developed by the GMPC and recommended to the King County council. These policies were adopted and ratified by the King County council through Ordinance 10450 and signed by the county executive on July 6, 1992. They were then sent to the cities for ratification. The King County council recognized ratification of the policies by Motion #8766 on September 28, 1992. Passage of Motion #8766 formally completed Phase I work on the Countywide Planning Policies (CPPs). Phase II work includes additional environmental and fiscal/economic impact analysis for any refinements to the CPPs, as outlined in Ordinance 10450.

3. The Phase I Countywide Planning Policies call for most population and employment growth to occur within urban areas and for the establishment of an urban growth area to receive that growth. This policy direction is consistent with the GMA, which calls for urban growth areas to include cities and allows urban growth areas to include territory outside cities "only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth." Countywide Planning Policy LU-14 sets criteria for lands within the urban growth area. These include lands within existing cities, areas characterized by urban development which can receive urban services within the next 20 years, and areas sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts. Further, the policies state that urban growth areas should not extend beyond natural boundaries and should respect topographic features.

4. In arriving at its recommendations on the urban growth area, the GMPC concluded that jurisdictions within a smaller urban area could provide land capacity

1 sufficient to accommodate growth expected to occur in King
2 County during the next 20 years. The GMPC also concluded
3 that necessary urban services and infrastructure could not
4 be provided to the entire area designated urban in the
5 1985 King County Comprehensive Plan due to the high cost
6 of serving certain low-density development patterns.

7 5. Final designation of urban growth areas as required
8 by GMA will occur with the adoption of the Comprehensive
9 Plan, to be updated by July 1994.

10 6. The council finds that for the purpose of
11 designating interim urban growth areas in compliance with
12 RCW 36.70A.110 King County will designate as its urban
13 growth areas the same areas adopted as framework policies
14 in the 1992 Countywide Planning Policies, except for a
15 technical area east of the City of Issaquah, and the East
16 Sammamish Community Plan Area.

17 7. RCW 36.70A.110 (2) requires the county to consult
18 with each city on the location of an urban growth area
19 within which the city is located. Through adoption of the
20 Countywide Planning Policies the county consulted with
21 cities within the countywide urban growth area and has
22 continued consulting with the cities in the rural area. A
23 status report on the progress of discussions with the
24 rural cities is presented in Attachment B.

25 8. It is the intention of the county to continue to
26 collaborate with cities on the final designation of urban
27 growth areas, and then to enter into agreements regarding
28 the transition of the these urban growth areas to the
29 cities, in order for the county to support annexation
30 proposals at the Washington State Boundary Review Board
31 for King County.

32 9. The interim UGA designation for cities in the rural
33 area is not intended to foreclose the analysis of
34 alternatives a city may evaluate in developing its
35 comprehensive plan. The county's environmental review for
36 its 1994 updated comprehensive plan will include possible
37 alternative UGAs for cities in the rural area.

38 10. For the Snoqualmie joint planning area, King County
39 has executed an interlocal agreement with the City of
40 Snoqualmie and Snoqualmie Ridge Associates which in part
41 establishes a joint planning area. This joint planning
42 area is unique in King County, having been established by
43 the parties in 1990 as part of a community planning
44 process. The interim urban growth area designated through
45 this action, which excludes the Snoqualmie joint planning
46 area, shall not be construed to limit any possible options
47 in this joint planning area or predetermine any outcomes
48 of the future joint planning process. All provisions of
49 the interlocal agreement shall remain in full effect.

50 11. For the technical review areas east of the City of
51 Issaquah, the GMPC recommended to the county that these
52 areas be added to the urban growth area adopted in the
53 1992 Countywide Planning Policies. The council adopted
54 this recommendation. It is now to be circulated for
55 ratification by the cities.

56 12. For the East Sammamish planning area, the GMPC had
57 determined that this boundary should be further evaluated
58 and possibly revised based on the East Sammamish Community
59 Plan Update process. That process was completed with
60 adoption of the East Sammamish Community Plan on May 25,
61 1993. The East Sammamish Community Plan identified an

1 urban/rural line different than the one adopted in the
2 Countywide Planning Policies.

3 Pursuant to East Sammamish Community Plan policy GM-7, if
4 the urban growth areas identified in the plan conflict
5 with the urban growth areas adopted in Ordinance 10450,
6 changes for the adopted urban growth area shall be
7 recommended to the GMPC by King County. King County staff
8 has made recommendations to the GMPC which will be made
9 part of the Phase II proposed amendments to the Countywide
10 Planning Policies still being analyzed by the GMPC as part
11 of the Phase II environmental review.

12 The King County Council, in its adoption of the East
13 Sammamish Community Plan, acknowledged that certain
14 planning activities then underway might lead to revised
15 land use designations and development regulations within
16 the planning area. The County Council indicated that the
17 western portion of the Grand Ridge Sub Area may be
18 redesignated urban if compatible with the findings of the
19 Issaquah Wellhead Protection Study and the groundwater
20 management program for the area. The Council further
21 called for future consideration of a density transfer
22 program within the Grand Ridge Sub Area.

23 In the meantime, King County proposes the urban growth
24 area in the East Sammamish Community Plan as the interim
25 urban growth area for the East Sammamish Community Plan
26 Area.

27 13. King County has designated expansion areas for rural
28 area cities, which were included in the urban growth area
29 adopted by the 1992 Countywide Planning Policies. An
30 exception is the City of Black Diamond. King County never
31 designated an expansion area for the City of Black Diamond
32 as part of a community plan update process. The City of
33 Black Diamond desires King County to designate an interim
34 urban growth area to enable the City to proceed with its
35 GMA-mandated comprehensive planning process. The interim
36 UGA in this ordinance does not conform with that proposed
37 by the City of Black Diamond, requiring the county per RCW
38 36.70A.110 (2) to "...justify in writing why it so
39 designated the area an urban growth area..." The smaller
40 designated interim UGA recognizes only the long-standing
41 vision of the City, reflected in its 1980 plan, to expand
42 to the east for, among other reasons, protection of water
43 quality in the drainage basin. Additional work to be done
44 will enable the county to make a final designation of the
45 City's UGA.

46 14. The council finds that, for a substantial portion of
47 the county not in the urban growth areas, development
48 regulations are in place to prohibit urban development
49 (1985 King County Comprehensive Plan as amended by adopted
50 Community Plans for Vashon - October 27, 1986, Bear Creek
51 - January 30, 1989, Snoqualmie - August 29, 1989, Enumclaw
52 - June 12, 1990, Soos Creek - December 17, 1990, Tahoma
53 Raven Heights - December 18, 1991, Northshore - January
54 19, 1993, and East Sammamish - May 25, 1993.)

55 15. For the East Sammamish Community Planning Area, a
56 water moratorium on certificates of water availability
57 adopted by Northeast Lake Sammamish Water and Sewer
58 District is currently in effect. A new source for this
59 area must be approved by the State Department of Ecology
60 prior to the lifting of this moratorium by the District.

61 16. The council finds that interim controls are
62 necessary to preserve planning options and carry out the
63 vision of the Countywide Planning Policies. Without

1 interim controls a subdivision pattern contrary to
 2 planning undertaken through the Growth Management Act
 3 could result.

4 Current subdivision patterns and development applications
 5 in the pipeline show this to be true. Subdivision
 6 applications in the pipeline for the area proposed to be
 7 rural rather than urban total approximately 2,300 units on
 8 3,300 acres, for an average density of 0.70 units per
 9 gross acre. Continuation of this development pattern in
 10 applications not yet submitted would be inconsistent with
 11 the adopted density guidelines for rural areas in the King
 12 County Comprehensive Plan (and in the vision of the
 13 Countywide Planning Policies) which call for densities in
 14 the range of 1 unit per 5 to 10 acres for all rural areas
 15 not already developed at higher densities.

16 17. The council finds that the existing environmental
 17 documents adopted by King County on May 5, 1992, addendum
 18 issued on June 18, 1992, the environmental review
 19 completed for the Issaquah technical review areas, and the
 20 supporting addendum which was prepared for this action are
 21 adequate under SEPA for the purposes of the county's
 22 designation of these interim urban growth areas and
 23 interim development regulations.

24 18. The council finds that work in progress will produce
 25 a fiscal analysis adequate for the purposes of the adopted
 26 Countywide Planning Policies which must be completed by
 27 the time the county designates its permanent urban growth
 28 areas or revises its comprehensive land use plan as
 29 required by the Growth Management Act.

30 19. Designation of these interim urban growth areas and
 31 placing of interim land use controls provide for the
 32 coordination and regulation of public and private
 33 development and bear a substantial relationship to, and
 34 are necessary for, the public health, safety and general
 35 welfare of King County and its residents.

36 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

37 SECTION 1. Designation of interim urban growth areas.

38 The interim urban growth areas for King County are shown on the
 39 map in Attachments A, A-1, and A-2, provided that, upon
 40 completion of the planning committed to in the 1990 agreement
 41 between the City of Snoqualmie and the county, the county will
 42 designate as part of the City of Snoqualmie's UGA any area in
 43 the Joint Planning Area agreed to be urban by the county and
 44 the City.

45 SECTION 2. A. Interim residential development controls
 46 in "Areas Under Interim Controls." The subdivision and short
 47 subdivision of land within the "Areas Under Interim Controls"
 48 as shown in Attachment A shall be limited to the creation of
 49 lots no smaller than five acres in size except for the GR-5 and
 50 GR-2.5 zones. In the GR-5 and GR-2.5 zones, the subdivision

1 and short subdivision of properties in the "Areas Under Interim
2 Controls" shall be limited to the creation of lots no smaller
3 than 5 acres or to clustered subdivisions or short subdivisions
4 at a density of one home per 5 acres subject to the provisions
5 of KCC 21.21A.080. Common open space created by clustering
6 shall be designated a permanent rural open tract pursuant to
7 KCC 21.21A.070. Planned unit developments shall not be
8 permitted.

9 B. King County shall not approve or support applications
10 for new sewer or water district franchises or sewer service
11 extensions which include any properties within the "Areas Under
12 Interim Controls" as shown in Attachment A.

13 SECTION 3. Limit of interim controls. The controls
14 specified in Section 2 shall expire December 31, 1994 unless
15 earlier repealed by the King County council upon its adoption
16 of permanent urban growth areas and development regulations as
17 part of the comprehensive plan required by the growth
18 management act.

19 INTRODUCED AND READ for the first time this 23rd day
20 of August, 1993.

21 PASSED this 8th day of November, 1993.

22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Audrey Gruyer
25 Chair
26

27 ATTEST:

28 Gerald A. Peterson
Clerk of the Council

29 APPROVED this 22nd day of November, 1993

30 [Signature]
31 King County Executive

32 Attachments:

- 33 A, A-1, A-2. Interim Urban Growth Area Maps
- 34 B. Rural Cities Urban Growth Areas, Preliminary
- 35 Recommendations of the King County Planning and Community
- 36 Development Staff

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Rural Area

For Skykomish Detail see map in Attachment A.1

King County Council
Northshore Community Plan
Designated Rural

King County Council
East Sammamish Community Plan
Designated Rural





King County Council
East Sammamish Community Plan
Designated Urban

Snoqualmie joint planning area
established Feb. 12 1990

Issaquah Technical Review Areas
(Parkside Partners/Pacific Rim Equities)
To be included in Interim Urban Growth Area

Rural Area

For Black Diamond Detail see map in Attachment A.2

-  Countywide Planning Policies UGA line
-  Interim UGA
-  Areas Under Interim Controls
-  Roads



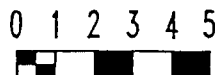
INTERIM URBAN GROWTH AREA AND AREAS UNDER INTERIM CONTROLS

King County PCDD
Geographic Information System

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

Boundaries may be incomplete and are the best available at the current time.

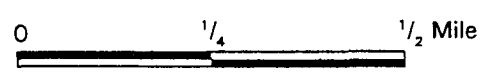
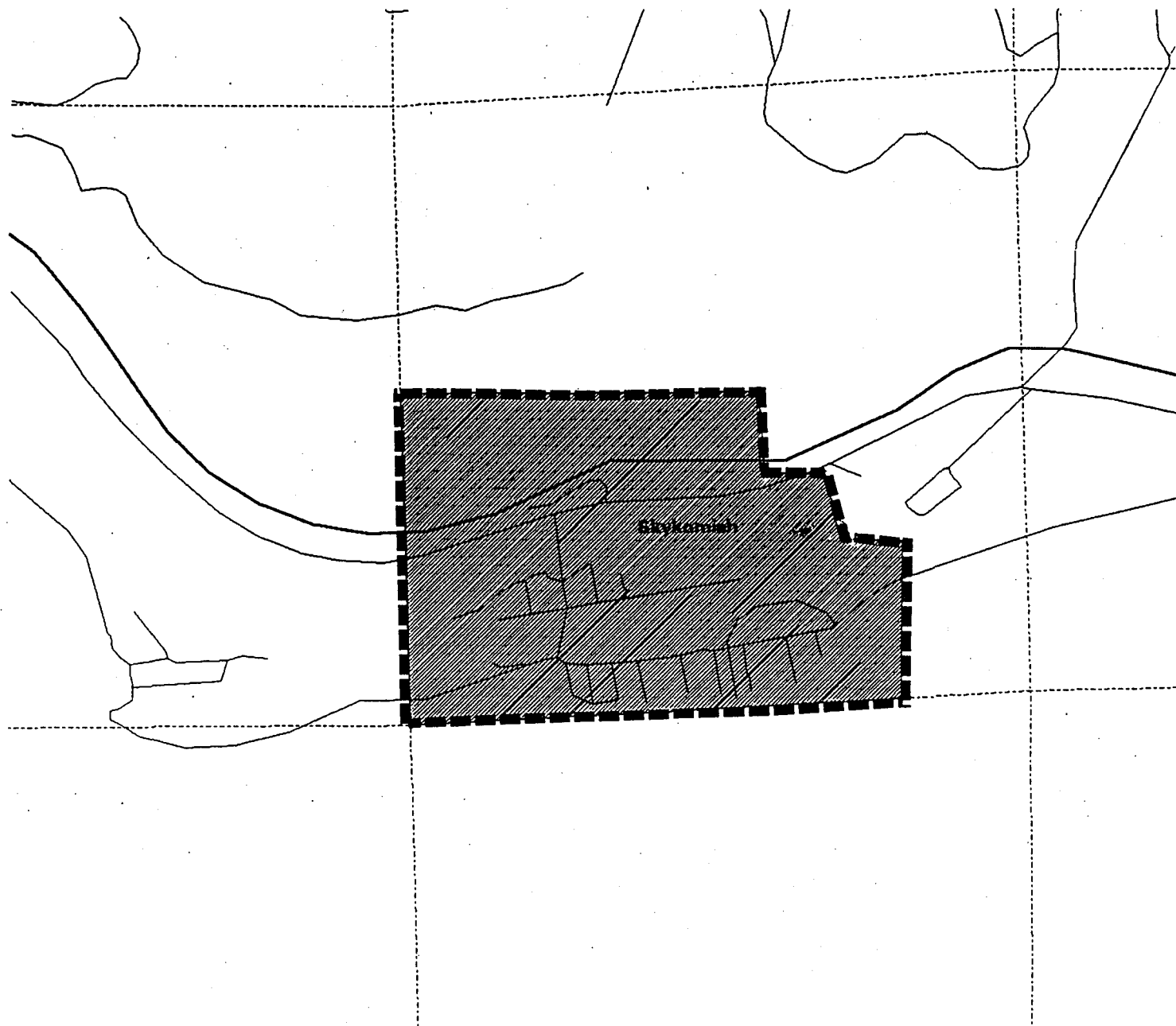
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MILES

Interim Urban Growth Boundary City of Skykomish

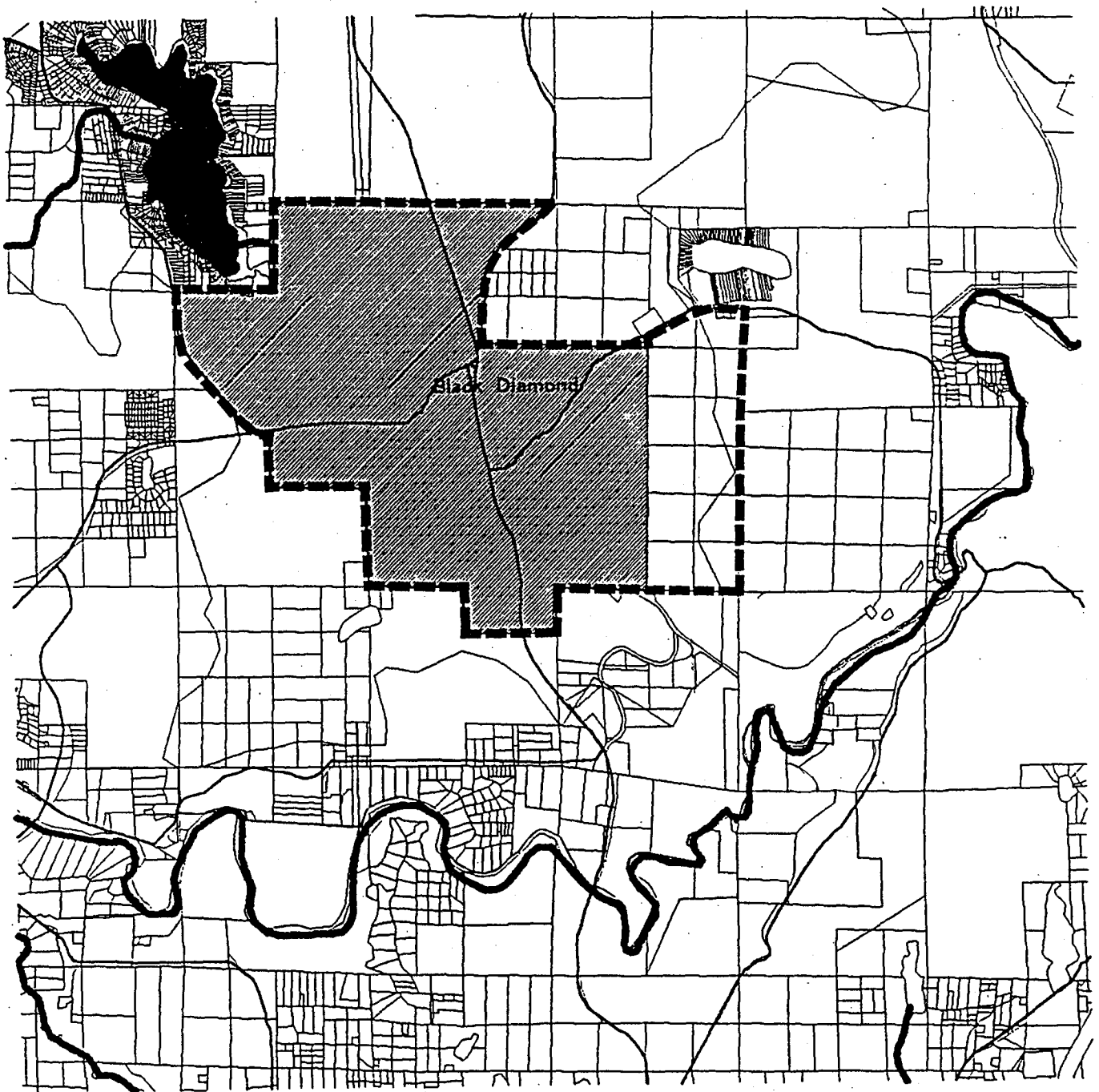
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■ ■ ■ ■ K C Council Committee
Recommended Growth Area

PCDD GIS 1993

Interim Urban Growth Boundary City of Black Diamond



----- Recommended Growth Area



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For Review and Discussion Purposes ONLY

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ATTACHMENT B

Rural Cities Urban Growth Areas:

Preliminary Recommendations

of the

King County Parks, Planning and Resources Department Staff

Prepared by:

King County Parks, Planning and Resources Department
September 1, 1993

1 Sept 93
Date / Time

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OVERVIEW

1 SEPT 93

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Purpose of this report

This report presents an overview of the work-to-date on designating Urban Growth Areas (UGAs) for the cities of Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. These cities are "in the rural area", not contiguous to but rather east of the major UGA described in the 1992 Countywide Planning Policies which were adopted pursuant to the Growth Management Act (GMA) as amended in 1991. These cities have proposed UGAs, and the County and the cities have been working to determine how the proposals fit with criteria of the GMA, the Countywide Planning Policies (CPPs), County Community Plans, and certain existing special conditions such as master plan developments.

While significant progress has been made in gathering and reviewing information about them, additional information and analysis is necessary in order to evaluate all the criteria relating to the cities' UGA proposals. Therefore, the report includes only preliminary recommendations from the King County Parks, Planning and Resources Department staff.

Criteria for Designating Urban Growth Areas

Growth Management Act. A fundamental goal of RCW 36.70A, the Growth Management Act, is that development should be encouraged in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The conversion of undeveloped land into sprawling, low-density development is to be reduced.

RCW 36.70A.110 requires the County to consult with each city on the location of an urban growth area for the city. The County then designates UGAs. The UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur for the next 20 years. UGAs can also include green belt and open space areas and corridors.

Countywide Planning Policies. The CPPs recommended by the Growth Management Planning Council in June 1992, adopted by the King County Council in July, and ratified by the necessary number of jurisdictions by September 1992, include policies that further describe designating UGAs overall and for cities in the rural area in particular.

LU-14 states in describing the overall UGAs:

- a. Include all lands within existing cities, including cities in the rural area and their designated expansion areas;
- b. The GMPC recognizes that the Bear Creek Master Plan Developments (MPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan and recognizes these properties as urban under these Countywide Planning Policies. If the applications necessary to implement the MPDs are denied by King county or not pursued by the applicant(s), then the property subject to the MPD shall be redesignated rural pursuant to the Bear Creek community Plan. Nothing in these Planning Policies shall limit the continued review and implementation through existing applications, capital improvements appropriations or other approvals of these two MPDs as new communities under the Growth Management Act.
- c. Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;
- d. Include only areas already characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban services within the next 20 years;
- e. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;

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- f. Respect topographical features which form a natural edge such as rivers and ridge lines; and
- g. Include only areas which 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.

LU-26 in describing criteria for cities in the rural area states:

- a. Include all lands within existing cities in the rural area;
- b. Be sufficiently free of environmental constraints to be able to support rural city growth without major environmental impacts;
- c. Be contiguous to city limits; and
- d. Have boundaries based on natural boundaries, such as watersheds, topographical features, and the edge of areas already characterized by urban development.

Additional Criteria for Cities in the Rural Area. King County staff, working with rural city officials and staff, identified additional criteria for reviewing the UGA proposals from the rural cities:

- a. The city vision included in city planning documents;
- b. Population/employment projections;
- c. Feasibility of providing services;
- d. Special considerations, e.g., Snoqualmie Master Plan Development; and
- e. Current King County plans (Snoqualmie Valley Community Plan, Enumclaw Community Plan, Tahoma/Raven Heights Community Plan).

Application of Criteria to cities' proposals in the work-to-date.

The emphasis in the application of the criteria in the work-to-date has been on land use issues such as respecting topographical features. Analysis has not been done in any detail on:

- how the population (households) and employment projections of the cities complements the countywide vision contained in the CPPs. For example, environmental review for the CPPs is considering household growth targets for rural cities ranging from 6,450 with 14 Urban Centers to 12,900 if growth continues under existing plans. How growth is proposed by the cities to occur, both within the rural cities' current boundaries and in UGAs, should be informed by this countywide environmental review.
- the feasibility of providing and financing urban level of public facilities and services. Capital facility elements of comprehensive plans, and regional and countywide policies on directing resources will provide for better evaluation of this criteria.

Information Needed for Further Analysis

This report provides an initial review of the rural cities' UGA proposals. During the next six to nine month additional information will become available and policy adopted which will affect decisions on the size and shape of the UGAs for the cities in the rural area. The information and policy will address the following:

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– Environmental analysis by the cities and county. This analysis will evaluate the impacts of a range of UGA alternatives for the rural cities. This analysis will show the impacts to environmentally sensitive areas, impacts of traffic growth, need for urban public facilities and services (transportation and other public works facilities, schools, police, fire, etc.).

– Analysis of the costs and financing to provide the public infrastructure for various land use options, including the various rural city size and development (as part of jurisdiction's comprehensive plan drafting).

– Analysis and policy decisions on the pricing of infrastructure, e.g., whether an increment of growth in infrastructure is paid for by those directly served or countywide.

– Decisions on targets for distribution of population and employment growth among jurisdictions (Seattle, suburban cities, rural cities, unincorporated areas).

– Decisions, countywide, on how to provide affordable housing, support economic development and strengthen rural character.

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**THE PROCESS FOR
DESIGNATING THE RURAL CITIES' URBAN GROWTH AREAS:****THE PROCESS TO DATE**

The Growth Management Act and the Countywide Planning Policies require King County, each city in the rural area, and the Growth Management Planning Council to work together to establish an Urban Growth Area (UGA) for each rural city. King County's rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.

FALL 1992: PROCESS ESTABLISHED

City and King County Parks, Planning and Resources (PPR) Department staff met twice in the Fall of 1992 to discuss the process and criteria for establishing UGAs. City staff agreed that criteria established in the Countywide Planning Policies serve as a framework for UGA designation. City staff also recommended that King County work with each city individually to designate UGAs.

WINTER 1993: INITIAL MEETINGS HELD

From January through April 1993, PPR staff met with all the rural cities' planning officials to discuss Urban Growth Areas. During the meetings city staff and/or consultants presented their proposed UGAs, provided maps and detailed information, and in some cases gave a driving tour of the proposed UGA.

SPRING 1993: PPR's PRELIMINARY RECOMMENDATIONS DEVELOPED

A King County interdepartmental staff team reviewed each proposed UGA and identified preliminary issues regarding sensitive areas and County policies. In April and May 1993 the team began developing preliminary recommendations for the rural city UGAs based on sensitive area and County policy issues raised, the Growth Management Act, and Countywide Planning Policies.

SUMMER 1993: PUBLIC WORKSHOPS CONDUCTED

During June and July, public workshops were held in the rural cities. King County staff presented information about the Growth Management Act and the specific process and criteria for designating UGAs. Representatives of the rural cities presented their proposed UGAs and gave a rationale for them. County staff then presented King County's preliminary analysis of the city-proposed UGA. The citizens asked questions and gave their comments both verbally and in writing.

**AUGUST 1993: REPORT WITH INITIAL RECOMMENDATIONS RELEASED FOR CITY
COMMENT**

Following the workshops, PPR staff continued to meet with city staff at their request to discuss additional information, and with property owners and interested citizens who had information about or comments on the UGA designation. On September 1 the County released its preliminary recommendations and briefed rural city planning directors on them.

For Review and Discussion Purposes ONLY

A CHRONOLOGY OF CITY AND COUNTY NEGOTIATIONS | SEPT 93
ON URBAN GROWTH AREAS Date / Time

CITY	DATE	PURPOSE	PARTICIPANTS WITH COUNTY STAFF
BLACK DIAMOND	February 11, 1993	Reviewed and discussed City's UGA Proposal	City staff
	July 7, 1993	Meeting and Driving Tour of UGA	Planning consultant and two councilmembers
	July 14, 1993	Meeting	Planning consultant
	July 15, 1993	Public workshop: 80 people attended	City staff and Citizens
	July 21, 1993	Meeting	Developers
	July 29, 1993	Meeting	Planning consultant
	August 4, 1993	Discussed property and UGA	Developers and lawyers
CARNATION	April 1, 1993	Reviewed and discussed City's UGA Proposal	City staff
	June 29, 1993	Public workshop: 12 people attended	City Staff and Citizens
DUVALL	March 4, 1993	Reviewed and discussed City's UGA Proposal	City Staff
	June 24, 1993	Public workshop: 30 people attended	City Staff and Citizens
ENUMCLAW	February 25, 1993	Reviewed and discussed City's UGA Proposal	City Staff
	July 7, 1993	Meeting	City staff
	July 13, 1993	Public workshop: 35 people attended	City Staff and Citizens
NORTH BEND NORTH BEND (continued)	April 27, 1993	Reviewed and discussed City's UGA Proposal	City staff
	May 15, 1993	Hiked at Little E	Citizens
	May 20, 1993	Driving Tour of UGA	City officials
	June 1, 1993	Meeting	Council
	June 28, 1993	Public workshop: 50 people attended this 1st workshop	City Staff and Citizens
	July 1, 1993	Public workshop: 50 people attended this 2nd workshop	City Staff and Citizens
	July 19, 1993	Meeting	City staff
SNOQUALMIE	January 20, 1993	Reviewed and discussed City's UGA Proposal	City staff
	February 4, 1993	Driving Tour of UGA	City staff
	March 16, 1993	Meeting	Developers
	June 21, 1993	Public workshop: 35 people attended	City Staff and Citizens
	June 29, 1993	Meeting	Consultants
SKYKOMISH	April 14, 1993	Reviewed and discussed City's UGA Proposal	City Consultants
	June 14, 1993	Public workshop: One person attended	City Staff and Citizens

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THE PROCESS FOR
DESIGNATING THE RURAL CITIES' URBAN GROWTH AREAS:

NEXT STEPS

PHASE I: GATHER INFORMATION/PRODUCE INITIAL PPR STAFF RECOMMENDATIONS

Sept. 1 - King County Parks, Planning and Resources Department staff sends the rural cities' Planning Directors their preliminary recommendations for each city's UGA

PHASE II: NEGOTIATIONS BETWEEN KING COUNTY'S, RURAL CITIES' STAFFS

Sept. 1-Sept. 10 Cities review report; schedule meetings with King County to further discuss preliminary recommendations

Sept. 13-Sept. 24 Cities meet individually with King County staff about UGAs

Week of Sept.27 Liaison Group briefed on status of negotiations, UGA alternatives

Late September Report with UGA alternatives mailed to the Growth
Oct 1 Management Planning Council (GMPC)

PHASE III: GMPC REVIEW OF UGA REPORT

October GMPC reviews UGA recommendations

PHASE IV: COMPREHENSIVE PLAN DIRECTION AND ENVIRONMENTAL REVIEW

April 1994 Executive Proposed Update of the King County Comprehensive Plan issued with Urban Growth Area recommendations

April 1994 Supplemental Environmental Impact Statement issued for the King County Comprehensive Plan; analyzes subregional, rural and cumulative impacts of the Urban Growth Areas

PHASE V: ADOPTION OF FINAL UGAs

July 1, 1994 King County Comprehensive Plan adopted by the King County Council, including final rural city Urban Growth Areas

Dec. 1994 Development regulations necessary to implement Urban Growth Areas adopted

**Rural Cities' Proposed Urban Growth Areas
Preliminary Growth Data**

	Population/Households							Employment			Acreage
	A	B	C	D	E	F	G	H	I	J	K
	Population Within Existing City Limits	City's Projected Population 2010	Households Within Existing City Limits	City's Projected Households 2010*	Increase in Households for 2010	Household Capacity Within City Limits	PSRC 2010 FAZ Household Forecast Increase (2)	PSRC Employment 1990	City's Projected Employment 2010	PSRC 2010 FAZ Employment Forecast EPU	Estimated Acreage of City's Proposed UGA Outside City Limits
Black Diamond	1,600	4,500	600	1,737	1,137	1,082	1,330 (87%)	177	1,737	1,244	3,400
Carnation	1,360	2,346 - 2,523	431	864	433	136	731 (57%)	287	N/A	367	243
Duvall	3,000	8,500	985	2,900	1,915	984	2,545 (75%)	247	3,100	552	1,263
Enumclaw	9,206	10,180-13,641	3,808	5,731	1,925	583	2,400 (80%)	3,842	N/A	4,557	1,122
North Bend	2,610	N/A	957	N/A	N/A	1,276	4338 (3)	1,684	N/A	1,807	2,900
Skykomish	200	N/A	103	N/A	N/A	50	558 (?)	N/A	N/A	0	0
Snoqualmie	1,545	6,000 - 7,100	618	3,743	3,125	3,125	4,338 (72%)	1,439	N/A	2,852	3,270

* Regional consensus on individual jurisdiction growth targets has not been achieved. The Population and Employment Allocation Sub-Committee of the Liaison Group is responsible for gaining consensus on growth targets for all of King County. It is unclear at this time whether the Rural City growth projections are consistent with regional targets. This process is expected to conclude by the end of this year.

Sources for Projections:

1. Columns A, B, C, D, E, F, and I are from individual cities.
2. Columns G, H and J are from Puget Sound Regional Council.
3. Column K is a King County estimate based on City provided information.

Notes:

1. "FAZ" in columns G and J refers to Puget Sound Regional Council Forecast Analysis Zones.
2. The percentages listed alongside the PSRC projected FAZ increase in column G are the percentage of each cities projected household increase (Column E) compared to that of the overall FAZ within which each city is located (Column G).
3. Snoqualmie and North Bend share two FAZ's. No percentage is included for North Bend because the City has not developed a household projection.

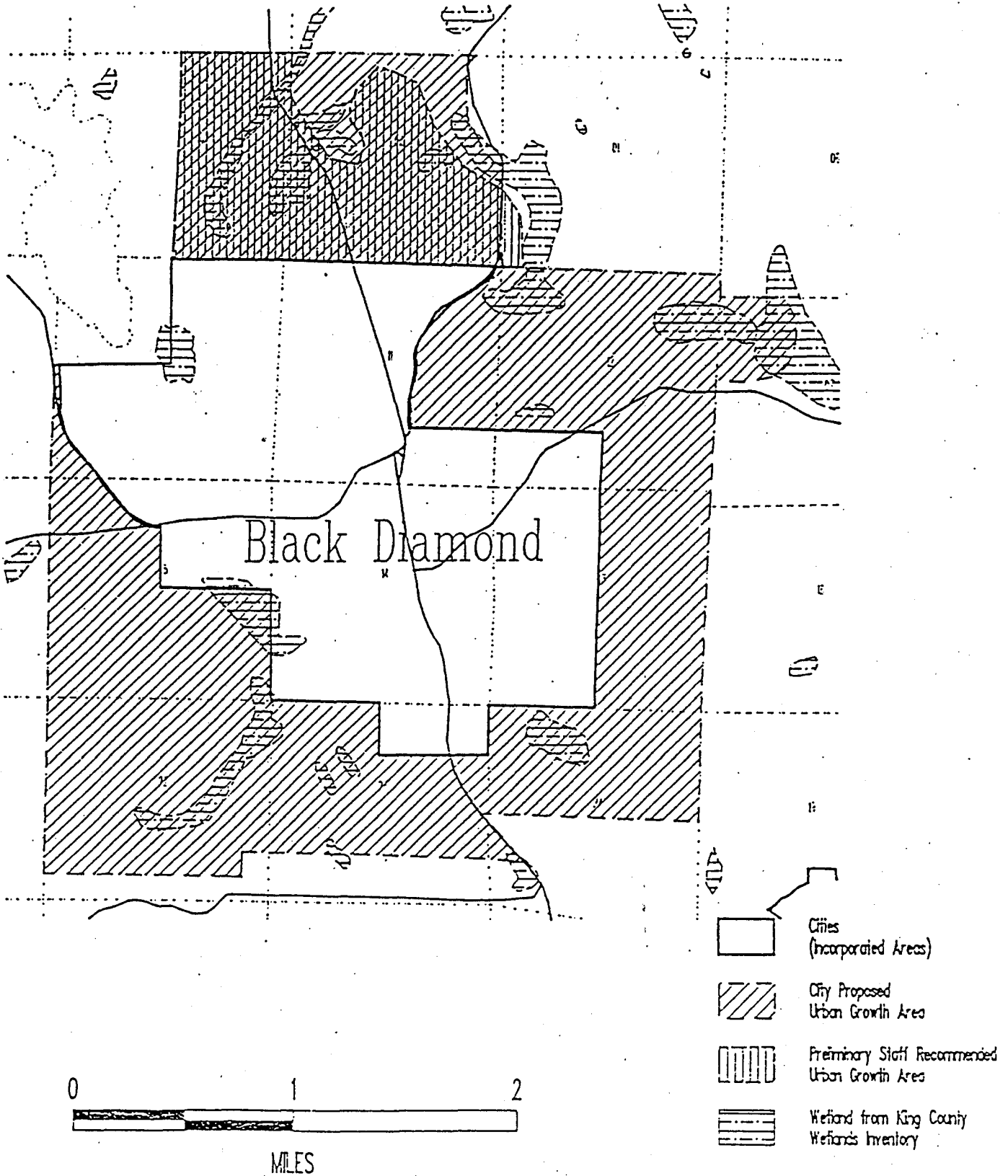
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Preliminary King County Parks, Planning and Resources Staff Recommendation



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CARNATION

Preliminary Staff Recommendation

Include within the Urban Growth Area (UGA) the expansion area designated in the Snoqualmie Valley Community Plan (SVCP) and the additional 25 acres southwest of the City bounded by the Snoqualmie River, King County Tolt/MacDonald Park and the City Limits.

The City's ability to provide services argue for a logical extension of city services and the City boundary. If the 25 acres remains under County jurisdiction, it will be an island of rural residential development surrounded by the City Limits and the County park. The 25 acres is partially within a floodplain, but the City's Sensitive Areas Ordinance and Shoreline program will reduce the potential for impacts from development.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is generally consistent with Policies LU-14 and LU-26. Several homes are on the eastern edge of the 25-acre parcel. A portion of the parcel is within the floodplain, but City regulations will restrict development within the floodplain. Land within the floodplain currently exists within City limits and within the expansion area designated by the SVCP.

- LU-14:
- a. Yes;
 - b,c. Not applicable;
 - d. Not fully evaluated.
 - e. Yes;
 - f. Yes, river is a natural edge;
 - g. Yes. Portion of 25 acres is within floodplain but City's Sensitive Areas Ordinance and Shoreline Master Program will limit development.
- LU-26:
- a. Yes;
 - b. No, see LU-14, g, above.
 - c, d. Yes;
 - d. Yes.

City Vision

Urban Growth Area Proposal

The City-proposed UGA includes the current incorporated boundaries, (city limits), the expansion area designated in the SVCP and an additional 25-acres at the southwest corner of the City, increasing the expansion area to a total of 243 acres.

UGA Discussion

Most of the 25 acres which the City proposes adding to the UGA is a tree farm, bounded by a King County park. It also includes several houses. This land is across the street from a school, which is inside city limits, and therefore an entryway to the City. It is an island of agricultural-residential and could provide revenue to the City.

Due to the floodplain and the City's Shoreline Management Program, only 1 or 2 homes could be built under the proposed zoning. The City prefers ownership of NE 40th Street at the north end of the property

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for easier maintenance of water mains. Also, the City states that its police force responds to the County Time park more frequently than County police, indicating it can also serve the acreage in question.

There are no sewers in the City and no ability to fund them at this time. This is a limiting factor on the density and intensity of growth within the City of Carnation. Studies have not shown contamination of groundwater. The City is considering a staged sewer plan, sewerage the downtown area first, so businesses can expand. The City takes issue with the recommended density in the SVCP of 4-8 units per acre due to the lack of sewers. A sewer study projected a \$10 million cost for a citywide sewer system, which would result in a \$100/month increase in sewer bills for a population of 5,000. However, the population is only 1,360.

City UGA Proposal Format

Carnation Comprehensive Plan map.

Existing SEPA Analysis

Determination of Significance, adoption of existing environmental document (Snoqualmie Valley Community Plan Final Environmental Impact Statement) and Environmental Impact Statement Addendum.

King County Parks, Planning and Resources Technical Analysis

King County Comprehensive/Community Plan Issues

The City's proposed urban growth area is inconsistent with the expansion area adopted as part of the SVCP with the addition of the 25 acres described above. The SVCP designates the parcel AR-10, one unit per 10 acres, because it is partially within the floodplain. The City's Comprehensive Plan designates the parcel as residential-agriculture and calls for limiting development in accordance with the City's Sensitive Areas Ordinance. The SVCP states that because of natural constraints, the only lands suitable for expansion of the town are to the east and northeast of Carnation. However, the City correctly points out that land within the floodplain is included within the SVCP expansion area.

Snoqualmie River Quality

Policies relating to the quality of the Snoqualmie River are contained in the Snoqualmie Valley Community Plan. These policies state that King County will support development within rural cities, and annexation and development of lands, when the City demonstrates that its wastewater and stormwater treatment systems for the existing and proposed City boundaries will not degrade the water quality of the Snoqualmie River and its tributaries. King County will not support annexations until cumulative impacts from development have been assessed, and the City demonstrates that wastewater and stormwater generated by its existing and proposed boundaries will not reduce the quality of the Snoqualmie River and its tributaries below current "A and AA" standards.

A recent study conducted by the Washington State Department of Ecology assessed the Snoqualmie River water quality during low flow periods. The study concluded if growth continues at a rapid rate in the Snoqualmie River valley, DOE will need to work quickly and progressively to ensure Class A and AA standards will be maintained. Facilities design, effluent limits, and outfall locations will need to be intensively reviewed to protect current recreational uses and aquatic life.

Analysis of Growth Data

See Growth Data chart.

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The City would assume about 57 percent of growth within the FAZ. The average density is 3 dwelling units per acre, due to lack of sewers.

Public Involvement/Comments

A public workshop was held in Carnation on June 29, 1993 to solicit comments from citizens on the City's proposed UGA: About 12 people attended including several City officials. The citizens expressed concern about development around the City causing significant cumulative impacts such as flooding. They think resolution of the flooding problems should be financed regionally. The attendees were generally in agreement with the UGA proposed by the City Council.

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Analysis of Growth Data

See Growth Data Chart.

The City would assume 87 percent of FAZ growth. The City's draft comprehensive plan calls for rezoning to residential uses some land now zoned for other uses, allowing for more households within current City limits. However, some of this property is over deep mines, as discussed above.

Environmental Issues

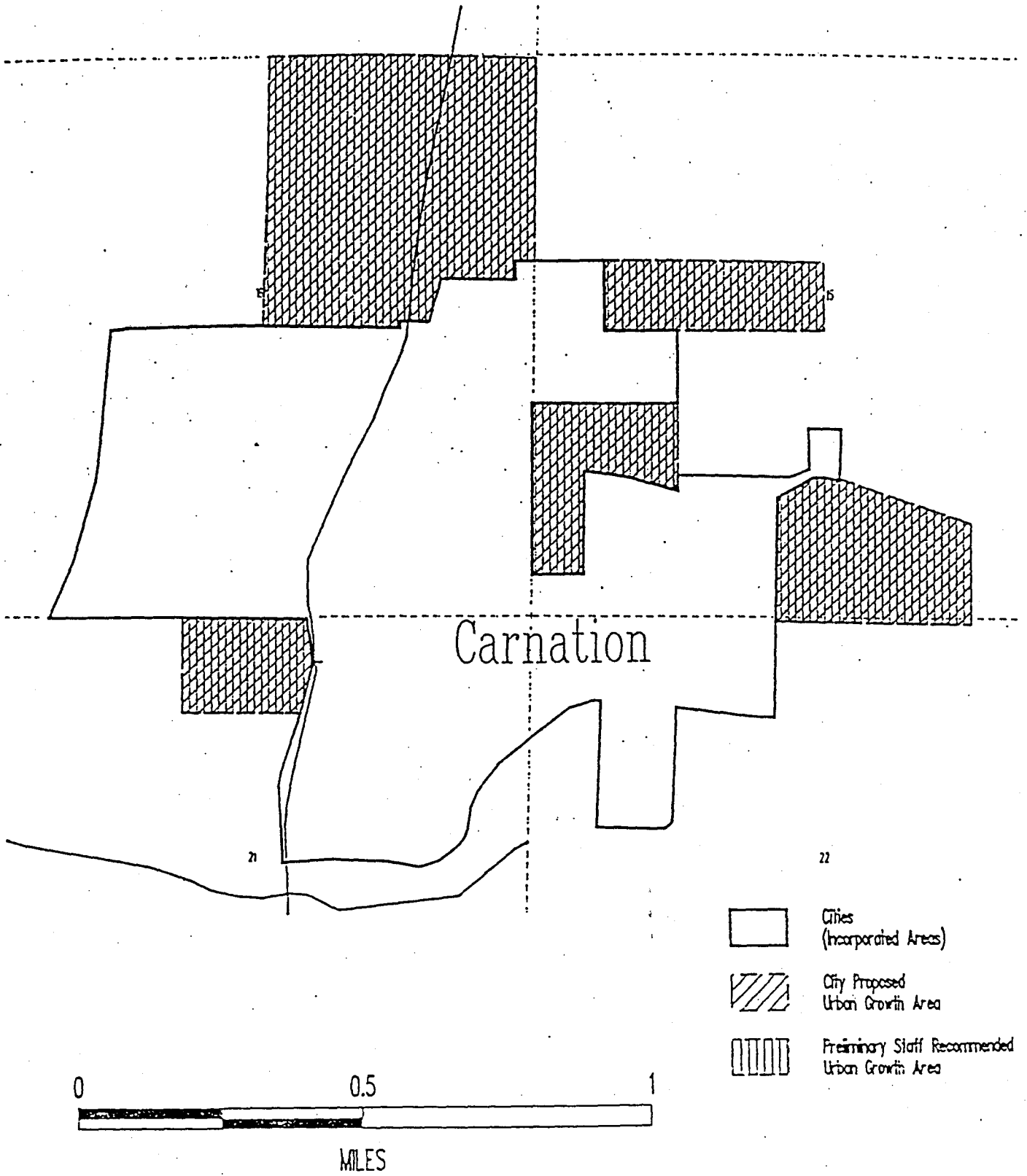
The City of Black Diamond's view that it should expand its UGA to protect water quality in the Lake 12 area and in the Rock Creek drainage basin is not supported by technical information we have reviewed. Studies conducted by King County, in cooperation with the Washington State Department of Ecology, support the hypothesis that the water quality problems in Lake 12 are not the result of failing septic tanks. Nutrient loading to the Lake appears to be the result of other nonpoint sources. Greater urbanization that could result from inclusion of the area in the City of Black Diamond's UGA would likely increase nonpoint discharges of nutrients to the Lake.

The water quality problems in Rock Creek have historically been caused by sewage resulting from failures in the Black Diamond Sewage Treatment Plant. The plant is no longer operating and sewage is currently being sent to METRO for treatment. The City notes that failing septic systems first caused a need for the treatment plant which later failed.

Public Involvement/Comment

A public workshop was held in Black Diamond on July 15, 1993 to solicit comments from citizens on the City's proposed UGA. About 80 people attended plus the City council, City staff and consultants. Citizens generally favored the UGA proposed by the City of Black Diamond. Citizens fear that growth management will force the City to become much denser and lose its rural character. Some citizens favor limiting the UGA to the Rock Creek Drainage basin and not beyond. Others stated that the area proposed to the south of the City is inappropriate to include in the UGA due to environmental constraints and concerns about access.

Preliminary King County Parks, Planning and Resources Staff Recommendation



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DUVALL

Preliminary Staff Recommendation

Include within the Urban Growth Area (UGA) the expansion area designated in the Snoqualmie Valley Community Plan (SVCP), and an 80-acre parcel to the southwest of the City and a 42-acre parcel to the north of the City, which are planned for open space. Staff recommends the 42-acre parcel be included only if the City agrees to protect this historic landmark on par or better than King County. Exclude the 31-acre parcel to the east of the City proposed by the City for inclusion with the UGA for new growth. This parcel should remain within the agricultural production district.

The City proposes to dedicate the 80-acre parcel and the 42-acre parcel as permanent open space. This use is consistent with the Growth Management Act, which states that urban growth areas should include open space. The City should ensure that the 42-acre parcel, the Dougherty farmstead, is protected, and should provide covenants on both parcels so that the property remains in open space uses.

The City's projected employment growth, which would occur within existing City limits and the expansion area, is five times greater than that projected by the Puget Sound Regional Council. If employment growth occurs at the City's projected rate, traffic impacts would be significant, both within the City and in the surrounding rural area. This issues needs more analysis, as the City vision is not consistent with the Countywide vision at this time. King County generally does not support urban road standards in rural areas. The UGA or the City employment projections may need to be modified based on further analysis.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is generally consistent with Policies LU-14 and LU-26. However, the UGA beyond the designated expansion area does include areas not characterized by urban development and partially within the floodplain. The City proposes to designate these areas as open space.

LU-14: a. Yes;
 b, c. Not applicable;
 d. Not fully evaluated;
 e. Yes;
 f. Yes;
 g. No. See d above.

LU-26: a. Yes;
 b. No, but these areas to be designated for open space;
 c. Yes;
 d. Yes.

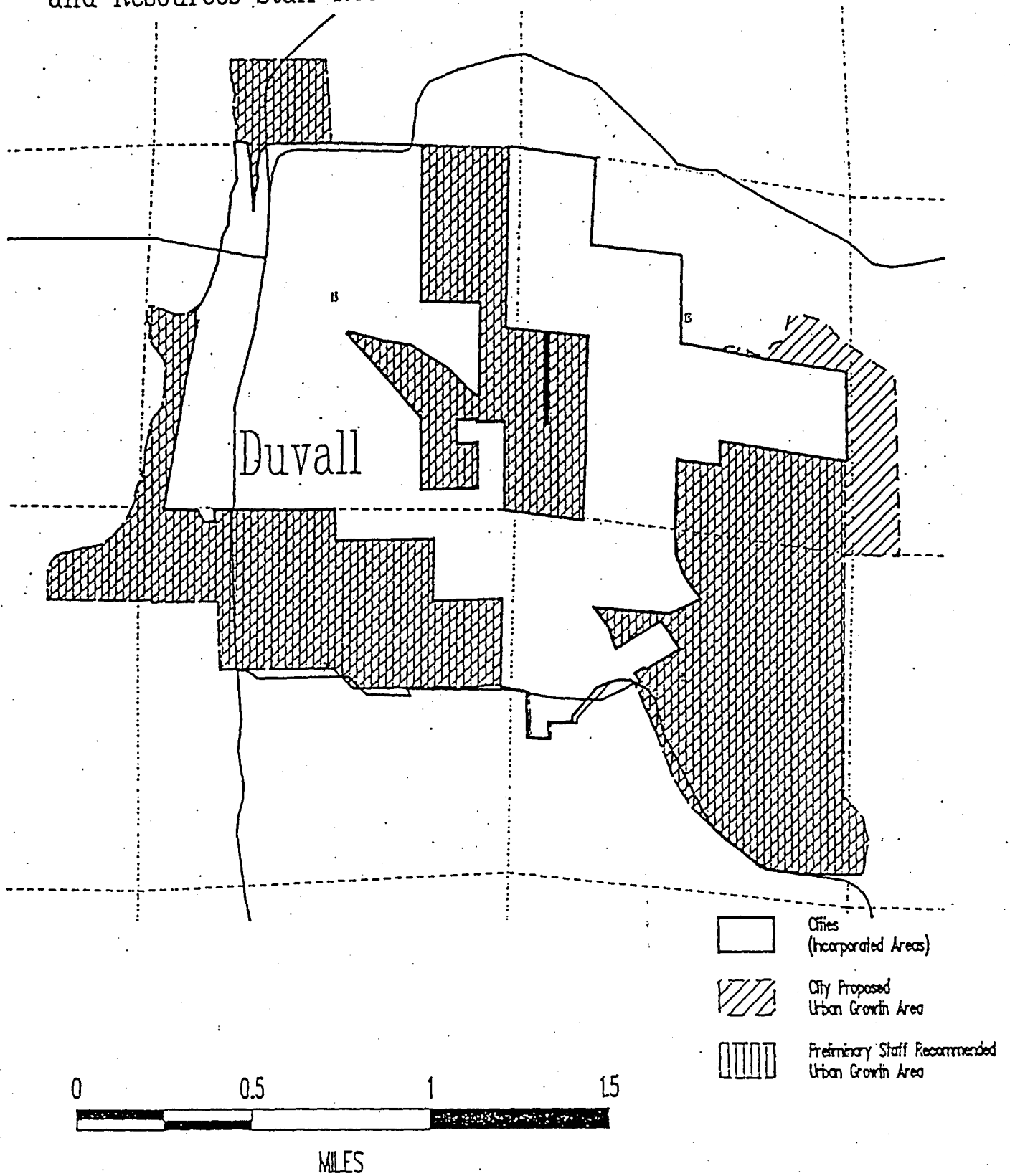
*City Vision*Urban Growth Area Proposal

The UGA includes the expansion area designated in the SVCP and the following additions:

- An approximate 80-acre parcel at the southwest corner of the City limits;
- An approximate 42-acre parcel (the Dougherty farmstead, a King County historic landmark) at the northwest corner of the City limits; and

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Preliminary King County Parks, Planning and Resources Staff Recommendation



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- An approximate 31-acre parcel on the northeast corner of the SVCP designated expansion area. These additions increase the expansion area by about 153 acres to a total of approximately 552 acres.

UGA Discussion

The City has sewer capacity for 9,000 people, which is slightly more than the amount of population growth projected. The 80- and 42-acre parcels would be dedicated to the City by a private landowner as permanent open space for a waterfront park. The City plans to apply for a Conservation Futures bond to include these parcels as a regional park. The flat 31-acre parcel is proposed for residential development and is adjacent to a new school within City limits. The school district supports inclusion of this parcel within the UGA.

City UGA Proposal Format

Map.

Existing SEPA Analysis

Final Environmental Impact Statement included in Duvall's comprehensive plan adopted April 1992.

King County Parks, Planning and Resources Technical Analysis

Comprehensive Plan/Community Plan Issues

The City-proposed UGA is inconsistent with the expansion area designated in the SVCP because it includes the additional parcels described above. The proposed UGA includes the 42-acre Dougherty Farmstead, of which one acre including the buildings is designated a King County Historic Landmark. The remaining acres are designated a King County Community Landmark. This property is within the agriculture production district and zoned A. ("A" zoning reflects the King County Council's decision to allow a church on this site.) Portions of it are within the flood plain.

The 80-acre parcel is within the agricultural production district and the floodplain, and is zoned A-35. The 31-acre parcel to the northeast is zoned A-10. The A-10 and A-35 zoning designations are intended to retain large parcels in the agricultural production district and the 100-year floodplain of the Snoqualmie River. (These properties are not being commercially farmed at this time).

Snoqualmie River Quality

Policies relating to the quality of the Snoqualmie River are contained in the Snoqualmie Valley Community Plan. These policies state that King County will support development within rural cities, and annexation and development of lands, when the City demonstrates that its wastewater and stormwater treatment systems for the existing and proposed City boundaries will not degrade the water quality of the Snoqualmie River and its tributaries. King County will not support annexations until cumulative impacts from development have been assessed, and the City demonstrates that wastewater and stormwater generated by its existing and proposed boundaries will not reduce the quality of the Snoqualmie River and its tributaries below current "A and AA" standards.

A recent study conducted by the Washington State Department of Ecology assessed the Snoqualmie River water quality during low flow periods. The study concluded if growth continues at a rapid rate in the Snoqualmie River valley, DOE will need to work quickly and progressively to ensure Class A and AA standards will be maintained. Facilities design, effluent limits, and outfall locations will need to be intensively reviewed to protect current recreational uses and aquatic life.

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Analysis of Growth Data

See Growth Data chart.

The City's population has doubled since the SVCP was adopted in 1989. This growth is consistent with SVCP projections, which estimated year 2000 population at 3,800 to 5,000. Its projected 2010 population assumes the City will take about 75 percent of the growth within the FAZ and would almost triple its current number of households. The City's projected employment growth is five times greater than that projected by the Puget Sound Regional Council.

Environmental Issues

Portions of the City-proposed UGA are within the 100-year floodplain. However, the City plans to dedicate these as open space.

Transportation modeling shows that the Woodinville-Duvall Bridge and Highway 203 through and near the City will be slightly over capacity in 2010 based on PSRC employment and population projections. If employment grows as the City projects, significantly greater traffic impacts would result. Policy regarding whether roads will be improved in order to accommodate rural city growth, what level of service standard will be in place, and financing for such improvements, will need to be addressed.

The City's proposal includes the historic Dougherty Farmstead. King County staff support including this within the UGA if the City of Duvall agrees to protect the Farmstead as a historical landmark at the same level or better as King County. An interlocal agreement should address preservation of the Dougherty farmstead by the City itself or by contracting with King County.

Public Involvement/Comment

A public workshop was held in Duvall June 24, 1993 to solicit comments from citizens on the City's proposed UGA in conjunction with a City Council meeting. About 30 people attended. Comments were divided regarding the City's proposed UGA. Some citizens stated Duvall should adhere to the SVCP designated expansion area and not include the Dougherty Farmstead in its UGA because of the cost and effort to maintain it. Others believed Duvall should have jurisdiction over the Dougherty Farmstead because the City could protect it better than King County. Citizens stated Duvall is growing fast and is losing its rural identity, the City should build up its downtown before it attempts to expand to the proposed UGA, and that Duvall has enough capacity for the next 20 years.

Unincorporated King County citizens in attendance asked about King County's commitment to provide buffers between urban growth and the rural areas. Many citizens expressed concern about impacts to local roads and traffic and the inability of the City to finance improvements. Concern was raised that providing services such as water and sewer to anything more than what was designated in the SVCP would be expensive and the citizens do not want higher taxes.

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ENUMCLAW

Preliminary Staff Recommendation

Include within the Urban Growth Area (UGA) the expansion area designated in the Enumclaw Community Plan (ECP), and about 8 acres north of the City and west of Highway 169, including four single-family lots and the mobile home park. Remove from the UGA about 80 acres designated in the community plan expansion area in Section 22 between SE 440th Street and SE 448th Street west of the extension of 236th Ave SE to the rural zone. Add about 70 acres in Section 27 between SE 448th Street and SE 456th Way, west of 244th Ave SE to the half-section line.

The area north of the City west of Highway 169 is currently developed with a mobile home park and four single-family homes. Septic failures have occurred nearby and the City anticipates the need to extend sewers to this area in the future. This area also is across Highway 169 from the expansion area and is a logical extension of the growth area. The northernmost boundary of the growth area would be at the edge of the Newaukum Creek floodplain. However, about 20 acres east of Rainier Stables proposed by the City for the UGA should remain in the rural area.

Including the area within Section 27 would allow urban development near existing schools. Growth projections do not indicate that additional acreage is necessary, however. The trade would remove an area which is bordered by rural lands, is further away from the schools and does not border the busy 244th Ave SE.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is generally consistent with policies LU-14 and LU-26, except for the removal of about 80 acres in Section 22. LU-14 (a) states UGAs should include rural cities and their designated expansion areas.

LU-14: a. Yes;
 b, c. Not applicable;
 d. Not fully evaluated;
 e, f, g. Yes.

LU-26: a, b, c, d. Yes.

*City Vision*Urban Growth Area Proposal

The City-proposed UGA includes the incorporated boundaries (city limits), the 1,000-acre expansion area designated in the ECP, plus the following:

- Approximately 30 acres at the far north end of the UGA including about 8 acres west of Highway 169 and the remainder east of 169 and east of land already within the expansion area, and;
- Approximately 92 acres at the southwest edge of the City.

The City's Community Development Director has suggested revisions to the City Council-adopted UGA proposal that would reduce the acreage by about 30 acres, with most of that in the southwest area (it

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includes property protected under the farmland preservation program) and a small amount bordering Newaukum Creek at the north end.

UGA Discussion

The southwest area is included in the proposed UGA because it is close to existing infrastructure and school district property and the City desires to put growth near schools. Including this within the UGA would allow for developer-financed road improvements and more efficient subdivision of land, compared with the area to the northwest of the city limits included within the expansion area. A small airport is operating at this southwest location, but the City believes this will redevelop.

The owner of the property at the north end of UGA wants to annex to obtain sewers. Part of this is within the designated expansion area, part is not. A portion of it, however, currently has a mobile home park and several houses on narrow, long lots which the City anticipates will need sewer service in the future. A number of septic failures have occurred in the general area.

UGA Proposal Format

Interim Land Use Element map adopted October 1992.

Existing SEPA Analysis

Environmental Impact Statement for Interim Land Use Element.

King County Parks; Planning and Resources Technical Analysis

Comprehensive/Community Plan Issues

The City-proposed UGA is inconsistent with the expansion area designated in the Enumclaw Community Plan with the addition of the acreage to the north and the southwest. These areas are designated rural residential, with a range of densities from one unit per 2.5 acres to one unit per 10 acres.

Analysis of Growth Data

See Growth Data chart.

The City projects it will assume 80 percent of the growth within the entire FAZ, according to these calculations. The City states its population has grown by approximately 2,000 in the past three years. At the density called for in the ECP of 4 to 8 dwellings per acre, there appears to be adequate capacity within the City limits and the ECP designated expansion area to accommodate the growth projected for 2010 by the City.

Environmental Issues

Enumclaw proposes to include land located in the 100-year floodplain of Newaukum Creek (north 30 acres) within its UGA. The development potential for land within floodplains is limited. The City UGA includes a small piece of land located on the north side of Newaukum Creek. This does not comply with Countywide Planning Policy LU-26, which states, that rural UGAs shall "have boundaries based on natural boundaries, such as watersheds, topographical features, and the edge of areas already characterized by urban development, and be sufficiently free of environmental constraints to be able to support rural City growth without major environmental impacts." (City staff has proposed eliminating this property from the UGA).

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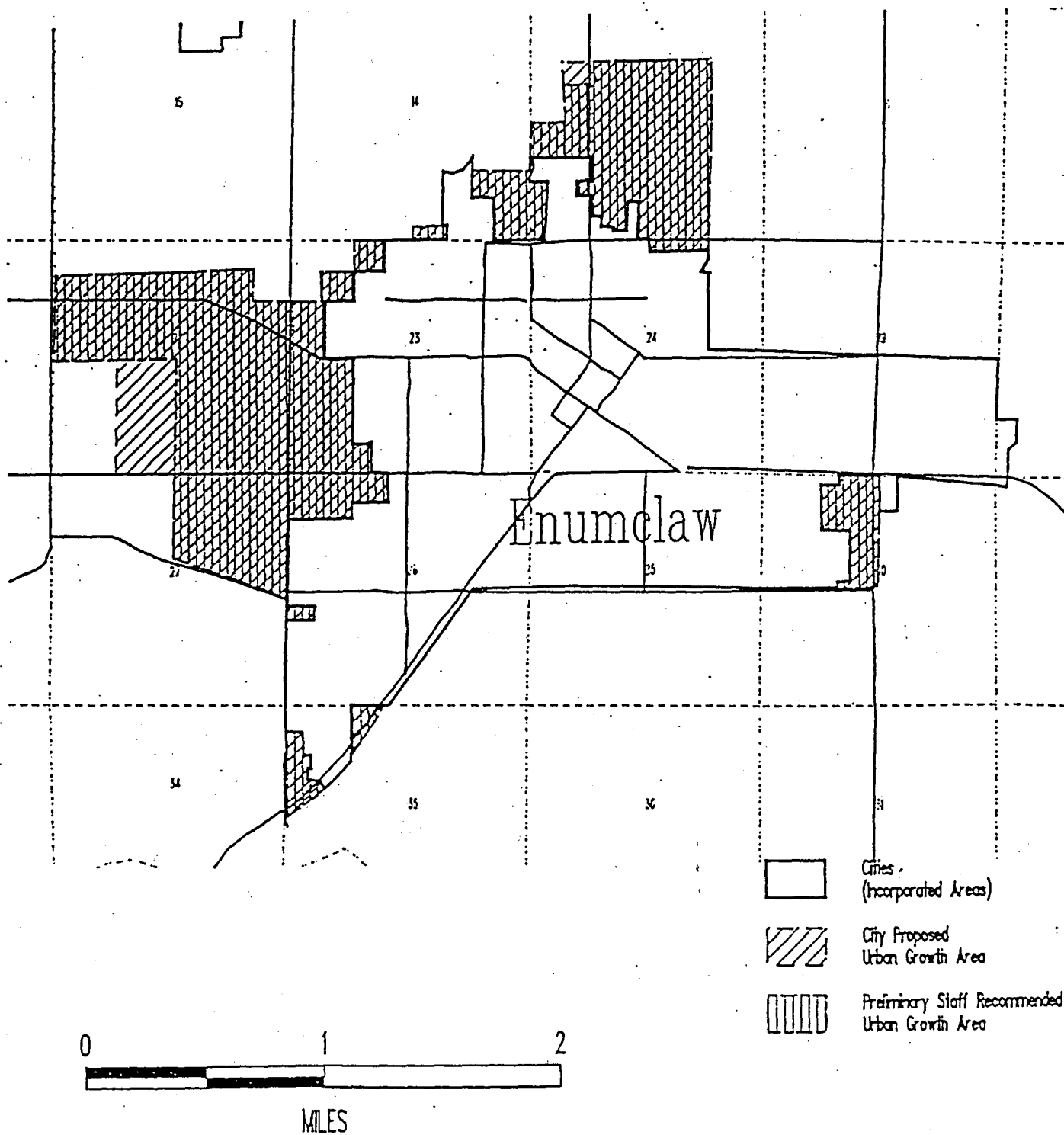
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Public Involvement/Comment

A public workshop was held in Enumclaw July 13, 1993 to solicit comments from citizens on the City's proposed UGA. About 35 people attended including city staff, the mayor, a City Council member and several members of the ECP Citizens Advisory Committee. Citizens had questions about the agricultural land and whether the County's purchase of its development rights could be reversed. Questions on density, sewage treatment and economic development were directed to the City's Community Development Director. The citizens generally agreed with the City's proposed UGA, although there seemed to be some sentiment for retaining the expansion area designated in the ECP. Some concerns were raised about losing the airport if it is included in the UGA and allowed to develop at urban densities.

Preliminary King County Parks, Planning and Resources Staff Recommendation



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NORTH BEND AND SNOQUALMIE

Analysis of Growth Data

See Growth Data chart.

The cities of North Bend and Snoqualmie are the only rural cities which share a common border. One FAZ includes all of North Bend and a portion of Snoqualmie, while another FAZ includes the rest of Snoqualmie and other rural areas. Therefore, growth projections for each of the cities and the FAZs are discussed here. Other issues are discussed under each city heading.

Snoqualmie is within two FAZs, sharing one FAZ with North Bend. The Snoqualmie Ridge master plan development and Puget Western developments will accommodate 72 percent of the growth projected within the FAZs.

North Bend has not provided a growth projection, but has provided permit pipeline numbers showing the City has approved development proposals for 948 households (included in the capacity numbers shown on the Growth Data Chart). About 750 of these are expected to be built in the next 5 years.

Together, the cities of North Bend and Snoqualmie can accommodate approximately 4,400 households within existing City limits. This is slightly more than PSRC has estimated for the two FAZs which include the two cities. In addition, the Snoqualmie Valley Community Plan (SVCP) designated expansion areas for the two cities have capacity for an additional 2,889 households, based on an identification of unconstrained lands provided by the cities and calculating four households/acre. The Cities, with the expansion area designated in the SVCP, can accommodate the projected growth for the next 20 years.

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NORTH BEND

Preliminary Staff Recommendation

Include within the Urban Growth Area (UGA) the expansion area designated in the Snoqualmie Valley Community Plan (SVCP) with some modifications. These should include addition of the 40 acres known as the "pig farm", the developed subdivisions of Cedar Village and River Bend and the recently approved preliminary plat of Tannerwood along the Middle Fork of the Snoqualmie River.

Do not include the Harman Heights area, a low-density residential community that was included in the SVCP expansion area, but is unlikely to redevelop at urban densities. Do not include the approximately 40 acres of five-acre zoning to the west of Forster Woods, the Villages at North Bend proposal (about 1,600 acres) or the Weyerhaeuser property (about 80 acres).

The Growth Management Act and Countywide Planning Policies call for urban areas to be within cities. Therefore, it is appropriate for the City to eventually service the existing developed subdivisions in the area. Cedar Village and River Bend are contiguous to the east end of the expansion area and are recommended for inclusion within the UGA. Wilderness Rim is not adjacent to city limits, but is south of the proposed Villages at North Bend area. Therefore, it is not contiguous to the City and not recommended for inclusion within the UGA. If the proposed Villages at North Bend becomes part of the UGA, Wilderness Rim also should be included:

The 40-acre pig farm is contiguous to city limits to its west and north, is close to downtown, can be easily serviced and should be included within the UGA. The Tannerwood plat is contiguous to and north of the expansion area near the eastern edge. Its approved one-acre density is not rural in character and will likely need city services.

The Harman Heights area should be removed from the UGA, and the five-acre lot development to the west of Forster Woods should not be included within the UGA. These areas contain low-density, semi-rural and rural lots and appear unlikely to redevelop at urban densities.

The Weyerhaeuser 80 acres and the Villages at North Bend proposed areas also should not be included. Projected growth can be accommodated within the existing city limits of North Bend and Snoqualmie. North Bend with the expansion area has capacity for about 3,300 households. The Villages proposal itself would provide an additional 2,500 households in this area, and the Weyerhaeuser proposal would further increase that number. Together, the existing cities, designated expansion areas, other areas recommended for inclusion within the UGA and the Villages proposal could provide more than 10,000 new households for these two cities.

The Countywide Planning Policies encourage growth in urban cities. Such growth in the rural cities also may detract from the urban centers concept. The majority of citizens who participated in public workshops in North Bend or wrote letters to King County do not support the addition of the Villages to the UGA. In addition, this area is identified as within an erosion hazard area.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is generally consistent with Policies LU-14 and LU-26, although some areas within the UGA are in the floodplain. The City's Sensitive Areas Ordinance will regulate development within the floodplain. The River Bend subdivision is south of the river, and therefore its inclusion does not respect the river as a natural boundary. However, it is characterized by urban development. The Villages proposal is not characterized by urban development. It is located within an erosion hazard area, which may not be able to support urban growth without major environmental impacts.

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- LU-14: a. Yes;
 b, c. Not applicable;
 d. Not fully evaluated;
 e. Yes;
 f. Yes
 g. No, some areas within floodplain.
- LU-26: a. Yes;
 b. No, some areas within floodplain;
 c. Yes.

City Vision

Urban Growth Area Proposal

The UGA proposed by the City includes the incorporated boundaries (city limits), the expansion area identified in the SVCP except for the Harman Heights residential area, plus the following:

- About 1,600 acres south of I-90 (known as the Peterson annexation or the Villages at North Bend proposal);
- A 40-acre parcel known as the "pig farm" north of City limits;
- An 80-acre parcel south of I-90 owned by Weyerhaeuser; and
- About 40 acres zoned AR-5 just west of the Forster Woods subdivision in City limits under development south of I-90.

UGA Discussion

The City has an extensive list of criteria for its UGA, falling into categories of environmental protection, citizen vision, service feasibility, population/employment growth, areas characterized by urban development, and preservation of resource lands. The citizen vision calls for retaining the City's rural character. Councilmembers stressed the need to keep development out of the floodplain. The City's consultant is concerned about the development of rural areas if they are not included within the UGA. These areas, if developed at rural residential densities, will cause traffic and service impacts (parks) on the City, and will not be available for future urban development if needed beyond 20 years. Property owners/developers are also interested in adding the Peterson, Weyerhaeuser and pig farm areas.

UGA Proposal Format

Map in land use chapter of comprehensive plan.

Existing SEPA Analysis

None.

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King County Parks, Planning and Resources Technical Analysis

King County Comprehensive/Community Plan Issues

The City-proposed UGA is not consistent with the SVCP for the following reasons: It does not include Harman Heights, a low-density residential area south of I-90, which is part of the expansion area designated in the Community Plan. It includes additional land outlined above (Villages, pig farm, Weyerhaeuser, AR-5) that is not in the expansion area designated by the SVCP. A master plan proposal on the property now referred to as the Villages at North Bend was considered at the time of the adoption of the SVCP. It was not included in the City expansion area at that time, as the proposal exceeded growth projections for the Snoqualmie Valley, and was not consistent with other policies of the SVCP.

The Villages at North Bend property is designated forestry and rural residential (AR-5 and AR-10 zoning.) The Weyerhaeuser property is designated forestry, but is no longer in forestry use taxation status. The pig farm is designated agriculture, but is no longer in agricultural use. (A member of the SVCP citizens Advisory Committee said the pig farm was not considered for the expansion area because it was believed to be actively farmed.)

Snoqualmie River Quality

Policies relating to the quality of the Snoqualmie River are contained in the Snoqualmie Valley Community Plan. These policies state that King County will support development within rural cities, and annexation and development of lands, when the City demonstrates that its wastewater and stormwater treatment systems for the existing and proposed City boundaries will not degrade the water quality of the Snoqualmie River and its tributaries. King County will not support annexations until cumulative impacts from development have been assessed, and the City demonstrates that wastewater and stormwater generated by its existing and proposed boundaries will not reduce the quality of the Snoqualmie River and its tributaries below current "A and AA" standards.

A recent study conducted by the Washington State Department of Ecology assessed the Snoqualmie River water quality during low flow periods. The study concluded if growth continues at a rapid rate in the Snoqualmie River valley, DOE will need to work quickly and progressively to ensure Class A and AA standards will be maintained. Facilities design, effluent limits, and outfall locations will need to be carefully reviewed to protect current recreational uses and aquatic life.

Environmental Issues

The City's proposal includes land located within the 100-year floodplain of both the South and Middle Forks of the Snoqualmie River. Past flooding in the City of North Bend has demonstrated the presence of high-velocity overrun flows in portions of the areas. Much of the existing City is within the floodplain.

The area south of I-90 has been identified as an erosion hazard in the King County Sensitive Areas Map folio. Debris flows and flooding from numerous small stream flowing from Rattlesnake Ridge have been reported. The gentler hillslopes below the Ridge are alluvial fans, subject to rapid channel migration and sediment deposition. Certain portions of this area may be safe for development, but there is a potential for erosion and flooding near Rattlesnake Ridge.

Transportation

Most of the land included in the proposed UGA is undeveloped and lacking a road network. If this area is annexed, the City would be responsible for the development of transportation facilities necessary to support urban development in these areas. Citizens have voiced concerns about traffic impacts in the area if 2,500 households are built as part of the Villages project.

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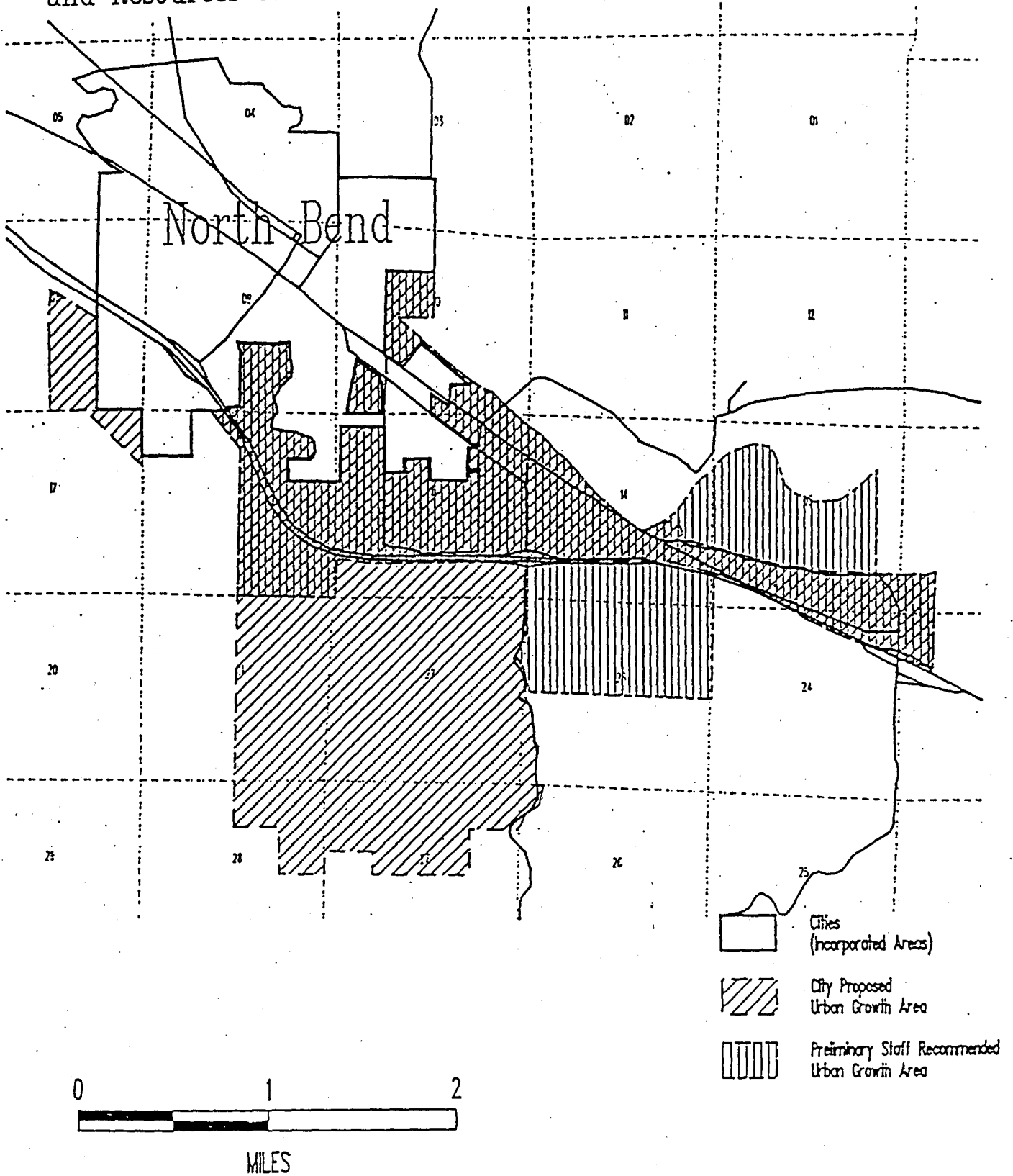
Public Involvement/Comment

Public workshops were held in North Bend June 28 and July 1, 1993 to solicit comments from citizens on the City's proposed UGA. About 50 people attended both workshops, with a different City council member at each workshop, and the Mayor attending both. Citizens generally opposed the City's proposed UGA and supported the expansion area designated in the SVCP. Some citizens supported the City-proposed UGA, saying North Bend needs it for the next twenty years of growth. Questions and comments focused on growth data, open space taxation, sensitive areas, floodplains, sewers and water quality. Concern was raised by citizens about impacts to roads, traffic, flooding and the rural quality of life in North Bend if the proposed UGA is passed. Many thought that the existing expansion area has enough capacity for the next twenty years of growth. Some citizens stated that the need for sewer, water and other utilities need to be furnished to the properties already in the City before any more area beyond the designated expansion area is added to the UGA, noting that North Bend cannot pay for services within the proposed UGA.

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Preliminary King County Parks, Planning and Resources Staff Recommendation



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SNOQUALMIE

Preliminary Staff Recommendation

Include within the Urban Growth Area (UGA) the expansion area identified in the Snoqualmie Valley Community Plan (SVCP) and the following areas:

- About 140 acres to north of City which includes the City well field and area for expansion of Salish Lodge;
- The approximate 150-acre Weyerhaeuser mill pond to east of City;
- About 220 acres of I-90 right of way to south of City;
- About 40 acres south of I-90 contiguous with an island owned by and already in City limits;

These areas within the recommended UGA will provide open space within the City and create logical boundaries. The mill pond is within a floodplain and the City does not propose to build there. However, the City should provide at the time of annexation a covenant from the property owner that prohibits development within the mill pond area. Neither the well field nor the I-90 right of way will be developed; the I-90 right-of-way will continue as part of the highway's scenic corridor.

King County, the City and Snoqualmie Ridge Associates signed an interlocal agreement in early 1990 which outlines specific commitments for the City's expansion area and for a joint planning area outside of the expansion area. This agreement outlines continued joint planning in the area to the south of the Snoqualmie Ridge proposal adjacent to I-90 over the next 20 years, which is the life of the agreement. This joint planning area will be served by the City for future urban services, but annexation will not be requested for the next 20 years, under terms of the agreement, unless as a result of joint planning, the parties agree that annexation sooner would be in the public interest. This area will continue to be designated as a joint planning area, and all of the conditions of the Interlocal Agreement shall apply. At this time, the area is not needed to accommodate future growth. King County and the City are now discussing how the responsibilities and terms outlined in the Interlocal Agreement and the joint planning area should be updated to be consistent with the Growth Management Act. This discussion includes whether the joint planning area should be within the city's UGA.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is generally consistent with most provisions of Policies LU-14 and LU-26. However, land not characterized by urban development is included. Most of this land will remain open space, and for flood control purposes. Similarly, lands within the floodplain are not able to support urban growth, but would be dedicated as open space.

- | | | |
|--------|-------|---|
| LU-14: | a. | Yes; |
| | b, c. | Not applicable; |
| | d. | Not fully evaluated; |
| | e. | Yes; |
| | f. | Yes; |
| | g. | No, some of floodplain would remain open space. |
| | | |
| LU-26: | a. | Yes; |
| | b. | No, some of floodplain would remain open space; |
| | c. | Yes; |
| | d. | Yes. |

City Vision

Urban Growth Area Proposal

The City-proposed UGA includes City limits, the expansion area identified in the Snoqualmie Valley Community Plan, additional areas outlined in the staff recommendation, above, plus:

- About 130 acres west of the Snoqualmie Ridge area and north of Lake Alice; and
- About 1,200 acres in the area of the I-90 and SR 18 intersection. This area is a joint planning area and subject to an existing interlocal agreement with King County, the City and Snoqualmie Ridge Associates.

UGA Discussion

The City's rationale for including these areas within its UGA includes the following: The mill pond is almost surrounded by the City, and it should be within the City to serve as a flood control area and for open space uses. The road next to the pond can be part of the regional trail system.

The current well field site for the City water supply should be in the City, and the City wants space for the Salish Lodge to expand.

The joint planning area is a doorway to the City, and is an important route to Snoqualmie Falls, which gets 1 million or more visitors per year. Property owners are proposing a business park development for a portion of this area near the intersection of I-90 and SR-18.

The I-90 area property provides a connection to the City island and squares off City boundaries. The 40 acres south of I-90 is adjacent to an island of City property and would connect that island to the City.

UGA Proposal Format

Booklet including maps.

Existing SEPA Analysis

The City based its UGA proposal on a 1986 annexation study, for which an Environmental Impact Statement was published in 1987.

King County Parks, Planning and Resources Technical Analysis

King County Comprehensive/Community Plan Issues

The City-proposed UGA is inconsistent with the expansion area designated in the SVCP with the addition of the areas described above. The SVCP supports development of non floodplain areas and does not include the mill pond in the expansion area because it is within the floodplain. The SVCP encourages land uses along the I-90 corridor which preserve the corridor's scenic nature.

The joint planning area is subject to a three-party interlocal agreement as described above. The agreement states:

- 1) The area outside the expansion area is rural, and King County will not allow urban development here without community plan revision.

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- 2) Snoqualmie will not consider annexation requests or provide utilities to the joint planning area for the life of the agreement (20 years from 1990 or until another agreement is reached).
- 3) Snoqualmie shall be the purveyor of future urban services to this area, and King County agrees not to allow urban services to develop without consulting with the City.
- 4) The County and City agree to review long term land uses through future joint planning efforts.
- 5) Snoqualmie Ridge Associates agrees not to annex property within the joint planning area during the term of the agreement.

Snoqualmie River Quality

Policies relating to the quality of the Snoqualmie River are contained in the Snoqualmie Valley Community Plan. These policies state that King County will support development within rural cities, and annexation and development of lands, when the City demonstrates that its wastewater and stormwater treatment systems for the existing and proposed City boundaries will not degrade the water quality of the Snoqualmie River and its tributaries. King County will not support annexations until cumulative impacts from development have been assessed, and the City demonstrates that wastewater and stormwater generated by its existing and proposed boundaries will not reduce the quality of the Snoqualmie River and its tributaries below current "A and AA" standards.

A recent study conducted by the Washington State Department of Ecology assessed the Snoqualmie River water quality during low flow periods. The study concluded if growth continues at a rapid rate in the Snoqualmie River valley, DOE will need to work quickly and progressively to ensure Class A and AA standards will be maintained. Facilities design, effluent limits, and outfall locations will need to be intensively reviewed to protect current recreational uses and aquatic life.

Environmental Issues

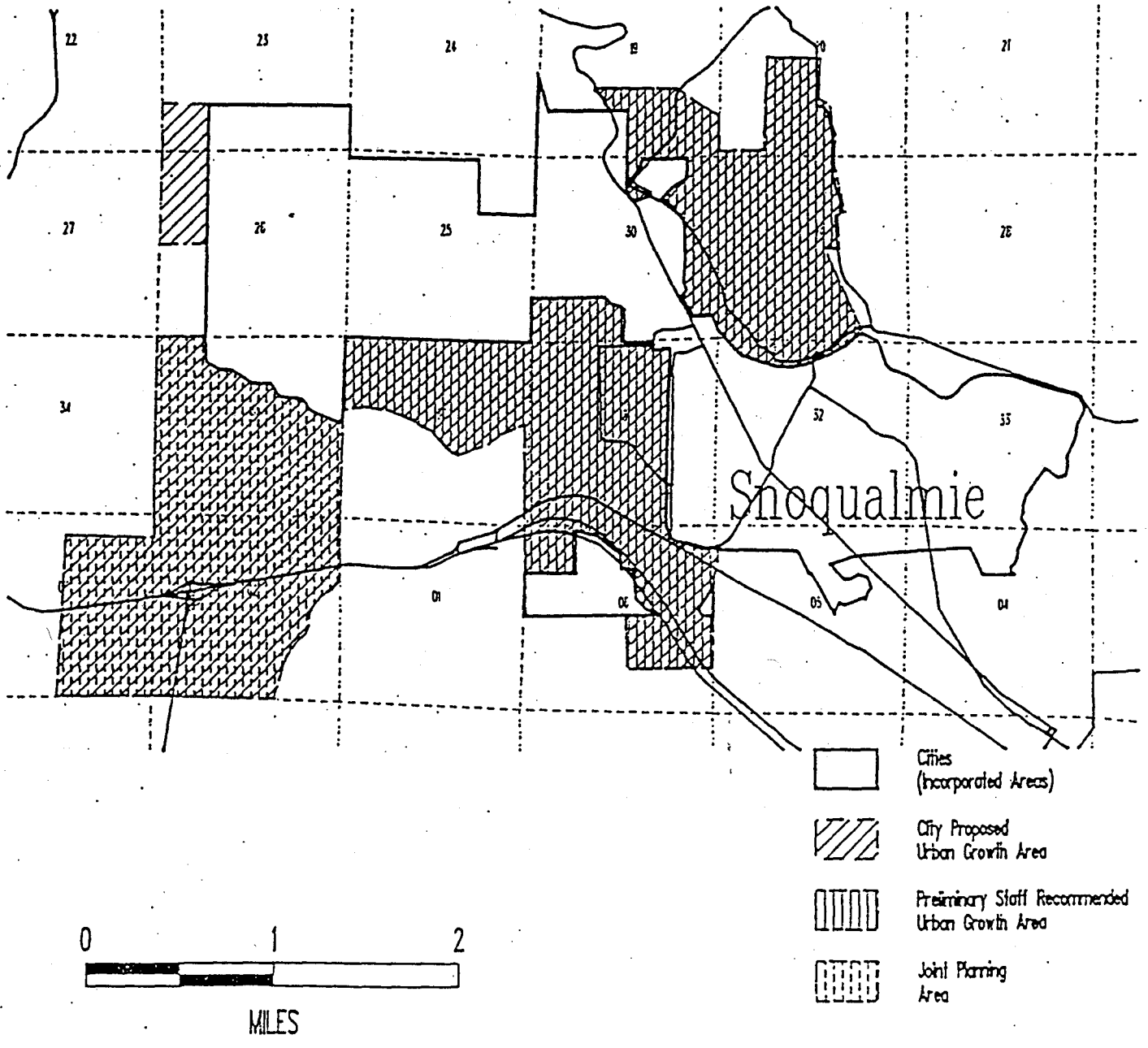
Snoqualmie's UGA proposal includes land located in the 100-year floodplains of the Snoqualmie River and Kimball Creek. The development potential for floodplains is limited, although open spaces, flood control or low density uses may be appropriate.

Public Involvement/Comment

A public workshop was held in Snoqualmie June 21, 1993 as part of a Planning Commission meeting to solicit comments from citizens on the City's proposed UGA. About 35 people attended. Citizens were concerned about how the City determined its UGA and how the UGA related to population data. Some participants supported the SVCP designated expansion area as an UGA. Some citizens stated that inclusion of the joint planning area in the UGA is inappropriate because this area might not be appropriate for development at all. Some citizens supported the City's proposed UGA. They stated that the mill pond would provide important values as open space and for flood control.

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Preliminary King County Parks, Planning and Resources Staff Recommendation



SKYKOMISH

Preliminary Staff Recommendation

Limit the UGA to City Limits, as the City has proposed.

The City's proposal not to expand is based on its lack of sewers and inability to pay for them. There are 10 lots just east of the City limits, but they are rural in character and do not need to be included within the UGA.

Consistency of Recommendation with Countywide Planning Policies

The recommended UGA is consistent with Policies LU-14 and LU-26.

LU-14	a.	Yes;
	b, c.	Not applicable;
	d.	Not fully evaluated;
	e, f, g.	Yes;

LU-26	a, b, c, d.	Yes;
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City Vision

Urban Growth Area Proposal

UGA includes City limits only.

UGA Discussion

The City does not have a sewer system or the ability to pay for one, so it does not want to expand. The City has lost much of its employment base and hopes to focus on gaining jobs through tourism. There are about ten lots east of the City limits that are not included within the proposed UGA.

UGA Proposal Format

Map.

Existing SEPA Analysis

Determination of nonsignificance published for the Comprehensive Plan in November 1992.

King County Parks, Planning and Resources Technical Analysis

Comprehensive/Community Plan Issues

King County does not prepare a community plan for this area. Development in this area is guided by the King County Comprehensive Plan and Resource Area Zoning. Land adjacent to the City is designated rural residential, and land adjacent to the rural area is designated forestry.

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For Review and Discussion Purposes ONLY

1 SEPT 93
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Analysis of Growth Data

The projected number of households is slightly higher than can be accommodated with current zoning. However, a margin of error in these projections could account for the difference. Also, additional capacity can occur through zoning changes.

Public Involvement/Comment

A public workshop was held in Skykomish June 14, 1993 to solicit comments from citizens on the City's proposed UGA. One person attended and provided information on the City's proposed UGA. The consultant that prepared the comprehensive plan stated that the citizens of Skykomish generally do not oppose the proposed UGA.

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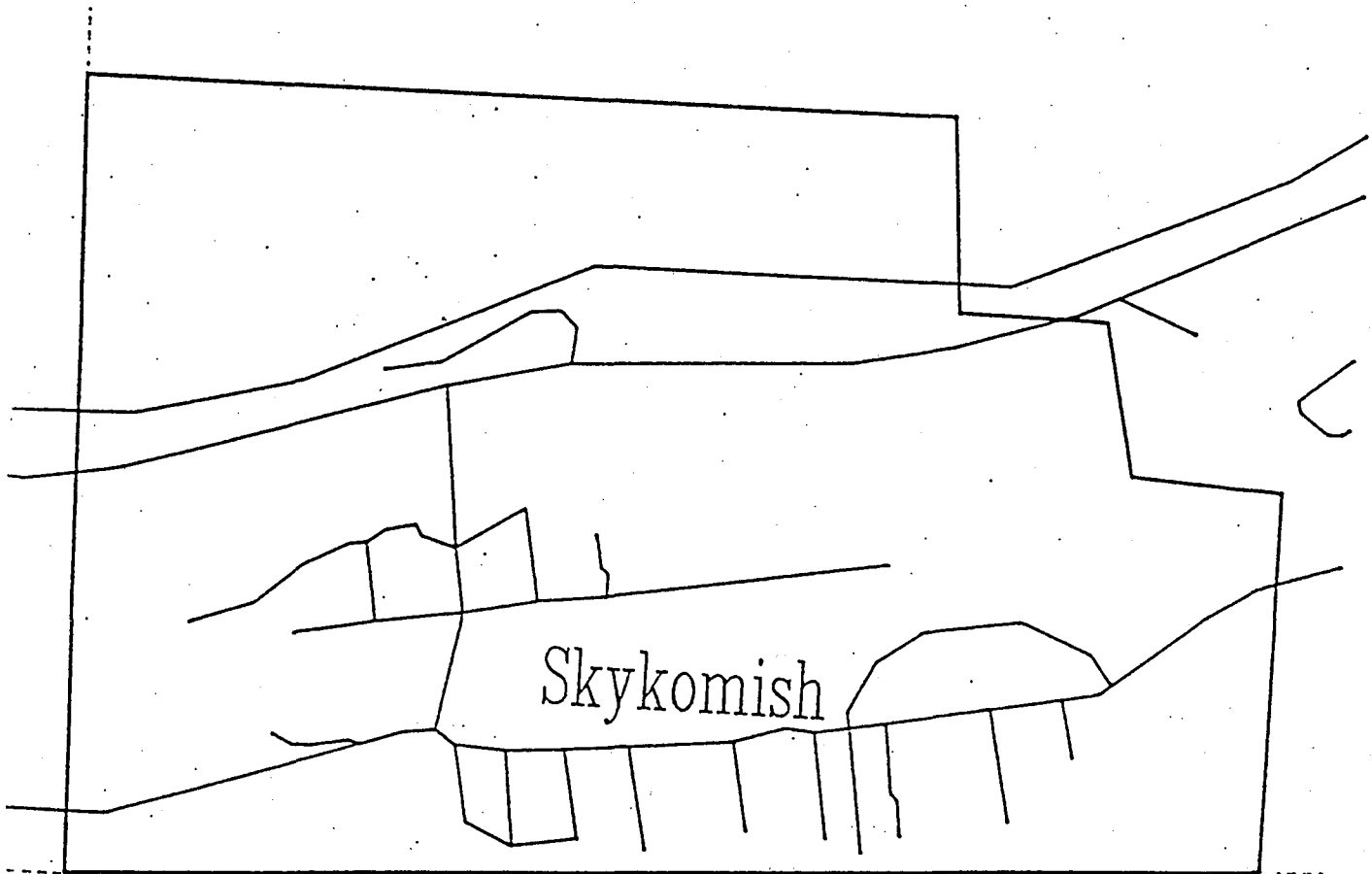
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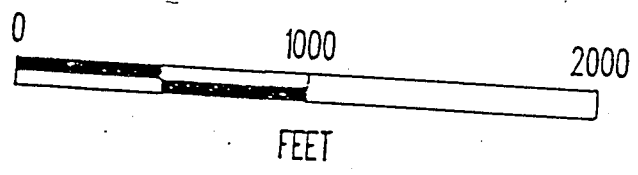
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


Date / Time

Preliminary King County Parks, Planning
and Resources Staff Recommendation



Skykomish



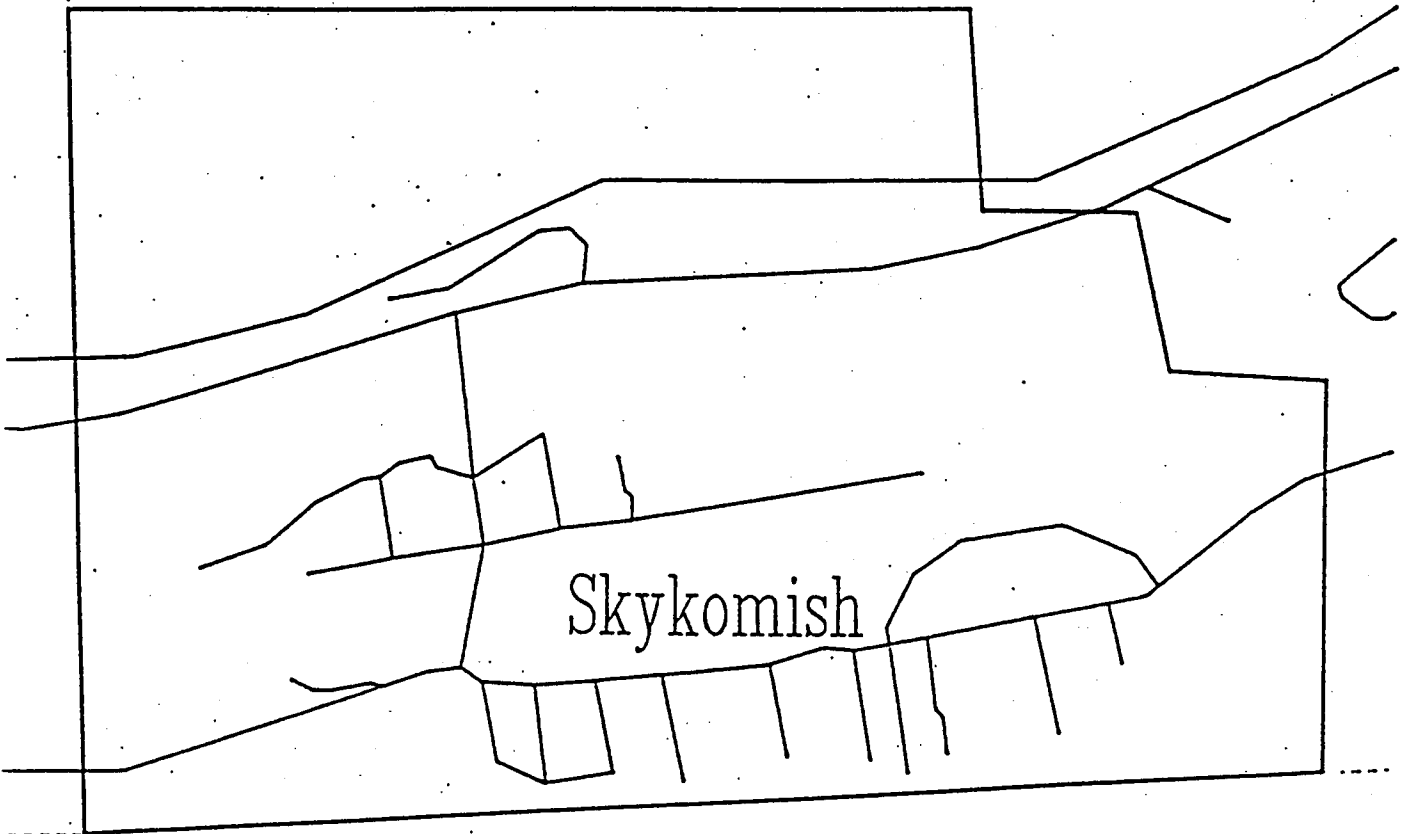
-  Cities (Incorporated Areas)
-  City Proposed Urban Growth Area
-  Preliminary Staff Recommended Urban Growth Area




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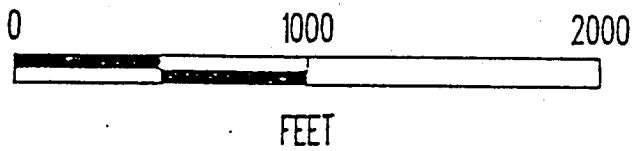
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Preliminary King County Parks, Planning and Resources Staff Recommendation



-  Cities (Incorporated Areas)
-  City Proposed Urban Growth Area
-  Preliminary Staff Recommended Urban Growth Area



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For Review and Discussion Purposes ONLY

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Analysis of Growth Data

The projected number of households is slightly higher than can be accommodated with current zoning. However, a margin of error in these projections could account for the difference. Also, additional capacity can occur through zoning changes.

Public Involvement/Comment

A public workshop was held in Skykomish June 14, 1993 to solicit comments from citizens on the City's proposed UGA. One person attended and provided information on the City's proposed UGA. The consultant that prepared the comprehensive plan stated that the citizens of Skykomish generally do not oppose the proposed UGA.

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City VisionUrban Growth Area Proposal

The City-proposed UGA includes the incorporated boundaries (City limits) plus large acreages (approximately 3,400 acres total) owned by Palmer Coking Coal, Weyerhaeuser, Black Diamond Associates and Plum Creek Timber.

UGA Discussion

The City wants Lake 12 and the Rock Creek Drainage in the UGA to protect water quality from failing septic systems. Past septic and treatment system problems which led to the need for Metro sewer has the City concerned about future development on septic. The City believes it would protect these areas or respond to emergencies at the John Henry mine east of the City limits better than the County. The north and west areas that abut King County designated urban lands are needed for potential economic growth. Preservation of open space through clustering will maintain Black Diamond's identity.

The large UGA is desired because large vacant land holdings currently both within and outside City limits (52 percent of land in City limits owned by Palmer Coking Coal) are not stating if they intend to annex or develop. The City wants flexibility in order to achieve a population of at least 3,000, balanced with housing and jobs, in order to be an economically viable City. The current population (1,600) and tax base are too small. This is a survival issue for the City. City officials contend they do not necessarily want the City to be as large as the UGA, but do want lands within its UGA which can be developed with high-end housing. Banks are starting to hesitate to grant loans for development on land over deep mines, and the City may change regulations in order to prohibit such development. The City wants developable land where this is not an issue.

City UGA Proposal Format

Map with a letter, draft comprehensive plan, and booklet that describes Black Diamond's coordination with Countywide Planning Policy LU-26.

Existing SEPA Analysis

Draft Environmental Impact Statement for the comprehensive plan, including the UGA, being prepared. Estimated publication is August 1993.

King County Parks, Planning and Resources Technical AnalysisComprehensive/Community Plan Issues

Black Diamond is adjacent to the Countywide Urban Growth Boundary and is served by the Metro sewer system. The 1984 Tahoma Raven Heights Community Plan, which includes the Black Diamond area, has not been updated since the adoption of the 1985 King County Comprehensive Plan. No expansion area has been designated for the City of Black Diamond. All other rural cities except Skykomish have designated expansion areas in King County community plans.

The Tahoma/Raven Heights Community Plan includes a map of sites where interest in future coal development has been identified. Some of these are within the City's UGA.

BLACK DIAMOND

1 SEPT 93
Date / Time

Preliminary Staff Recommendation

Include within the Urban Growth Area approximately 850 acres north of the current City limits and partially bordering the Countywide Urban Growth Boundary. This property includes the east half of Section 3 and the portion of Section 2 south of the wetland system, and the portion of Section 2 immediately east of Highway 169 and west of Wetland Nos. 10 and 11, and the small portion of Section 1 west of Wetland No. 8. (See attached map.)

The limited ability to develop above existing coal mines within the City limits, the large amount of land owned by a few entities, and the resulting need for enough land to make the City viable, is an important factor. The UGA recommendation will provide the City space to grow. The recommended UGA extends along both sides of Highway 169, allowing for commercial development, a goal of the City. Areas away from the highway would provide land for the more expensive single family housing the City desires.

Growth projections by the City and the Puget Sound Regional Council do not support the need for all the growth area of approximately 3,400 acres the City has proposed. Therefore, the remainder of the proposed UGA is not included within this recommendation. However, the 850 acres proposed for the UGA by King County Parks, Planning and Resources is larger than growth data projects is needed (290 acres) for two key reasons: 1) Much of the vacant land within the City may not be developable due to the coal mines; and 2) The wetland system in the recommended UGA will require buffers to protect these sensitive areas.

Consistency of Recommendation with Countywide Planning Policies

The UGA recommendation is generally consistent with most provisions of Policies LU-14 and LU-26. The recommended growth area is not currently characterized by urban development, but is adjacent to the City limits and the Countywide Urban Growth Boundary. The north end of the recommended UGA is on both sides of a creek which crosses Highway 169, but does use a wetland system as a boundary. Areas proposed by the City but not included within the UGA recommendation are not needed to accommodate the 20-year growth projection and generally are not characterized by urban growth.

- LU-14: a. Yes;
- b,c. Not applicable;
- d. Not fully evaluated;
- e. Yes;
- f. UGA on both sides of a creek which crosses highway, has wetland system as boundary;
- g. Yes.

- LU-26: a, b, c, d. Yes.