

ORDINANCE NO. **11593**

AN ORDINANCE amending Ordinance #11446, the 1994
Countywide Planning Policies, and determining land uses and the
Urban Growth Area for the City of Issaquah.

PREAMBLE:

The Growth Management Act, RCW 36.70A.110, directs counties planning under
the Growth Management Act to designate an Urban Growth Area.

The King County Council (council), adopted Ordinance 10450 which directed that
Phase II, a process for refinement of the Countywide Planning Policies, be
undertaken.

As part of Phase II of the Countywide Planning Policies, the council adopted a
"framework" Urban Growth Area (UGA) in Ordinance 11446, which will guide the
council adoption of a final UGA in the Comprehensive Plan as required by RCW
36.70A.110h.

The UGAs for the cities which were in dispute as of May 25, 1994 were designated
as Joint Planning Areas in Ordinance 11446. Ordinance 11446 directed King
County, the cities, citizens and property owners to complete a planning process to
determine land uses and the UGA for each city for adoption by the Metropolitan
King County Council. Joint Planning Areas were designated for the following cities:
Black Diamond, North Bend, Snoqualmie, Renton, Redmond and Issaquah.

From June through September, King County met with the above-mentioned cities to
discuss issues, criteria and recommendations for the Joint Planning Areas. The
information gathered from these meetings was compiled in the attached report titled
"Joint Planning Areas."

King County has considered the city proposals for the UGA and is adopting in its
Comprehensive Plan a final UGA pursuant to RCW 36.70A.110.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

1 SECTION 1. Ordinance 11446, UGA map in Appendix 1 is hereby amended as
2 shown on the attached recommendation for the City of Issaquah.

3 INTRODUCED AND READ for the first time this 17th day of October
4 1994.

5 PASSED by a vote of 13 to 0 this 12th day of
6 December, 1994

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Kent Pullen
10 Chair

11 .ATTEST:

12 Gerald A. Peterson
13 Clerk of the Council

14 APPROVED this 22nd day of December, 1994

15 Pam Lybe
16 King County Executive

17 Attachments:

- 18 A. Joint Planning Areas Report
19 B. Proposed Urban Growth Area, City of Issaquah

11593

Joint Planning Areas Report

September 1994

King County Parks, Planning and Resources Department

KING COUNTY PARKS, PLANNING AND RESOURCES DEPARTMENT

JOINT PLANNING AREAS REPORT

September 1994

Introduction

This report provides joint city/county recommendations, and separate county and city recommendations, where no agreement was reached, for the Joint Planning Areas established by the Growth Management Planning Council (GMPC) on May 25, 1994.

Joint Planning Areas are specific areas adjacent to several cities where agreement on the Urban Growth Area was not reached by the time of the final GMPC recommendations on Phase II Countywide Planning Policies. Countywide Planning Policy FW-1, Step 8, b., identifies these areas by maps, and directs King County, the cities, citizens and property owners to complete a planning process to determine land uses and the Urban Growth Area for each city for adoption by the Metropolitan King County Council. These Joint Planning Areas are adjacent to the following six cities: Redmond, Issaquah, Renton, North Bend, Black Diamond and Snoqualmie.

Three additional reports provide information and prior recommendations on the Joint Planning Areas. The three reports are: Technical Review Areas Report, Rural Cities Report and the King County Urban Growth Area: Edge Cities. They are attached for background information.

Process

Between June and September, 1994, King County staff met with the above cities to further discuss issues, criteria and recommendations for the Joint Planning Areas. County and city staff have agreed on recommendations for a final Urban Growth Area for: Redmond, two areas near Renton, Snoqualmie and one area near Issaquah. Agreement has not been reached on a final Urban Growth Area for the City of North Bend, one area near Issaquah and one area near Renton. Those cities will provide written material to the County Council as to why they do not agree with the recommendations described in this report.

Regarding Black Diamond, King County staff will continue working with the city on a recommendation for the final Urban Growth Area for Black Diamond. No recommendation for Black Diamond is included in this report.

Pursuant to the Countywide Planning Policies, the Urban Growth Area will be amended in a separate Council ordinance. This ordinance will be transmitted separately.

Criteria

The Growth Management Act and the Countywide Planning Policies establish the following goals and criteria for designation of the Urban Growth Area. King County and city staff have used these goals and criteria, the policies of the Countywide Planning Policies, the Executive Proposed King County Comprehensive Plan, and the vision provided in city comprehensive plans to make recommendations for the final Urban Growth Area.

Growth Management Act RCW 36.70A.110

An urban growth area may only include territory that is already characterized by urban growth or is adjacent to territory already characterized by urban growth.

Urban Growth Areas shall include areas and densities sufficient to permit 20-year population projections.

Urban government services should be provided by cities and urban government services should not be provided in rural areas.

Countywide Planning Policies

LU-26

The UGA shall:

Include all lands within existing cities, including cities in the rural area and their designated expansion areas;

Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;

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 governmental services within the next 20 years;

Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;

Respect topographical features which form a natural edge such as rivers and ridge lines; and

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-38

The UGA for cities in the Rural Area shall:

Include all lands within existing cities in the rural area;

Be sufficiently free of environmental constraints to be able to support rural city growth without major environmental impacts;

Be contiguous to city limits;

Have boundaries based on natural boundaries, such as watersheds, topographical features, and the edge of areas already characterized by urban development;

Be maintained in large lots at densities of one home per five acres or less with mandatory clustering provisions until such time as the city annexes the area;

Be implemented through interlocal agreements among King County, the cities and special purpose districts, as appropriate, to ensure that annexation is phased, nearby open space is protected and development within the Urban Growth Area is compatible with surrounding Rural and Resource areas; and

Not include designated Forest or Agricultural Production District lands unless the conservation of those lands and continued resource-based use, or other compatible use, is assured.

The following material is organized by city and includes a recommendation for urban or rural designation of the Joint Planning Area, a presentation of factual information, analysis and a map of the Joint Planning Area. Where no agreement was reached with a city (One area of Renton, one area of Issaquah, and North Bend) the city recommendation is attached, or is forthcoming.

Redmond

Recommendation

The City of Redmond and King County staff agree this Joint Planning Area should be designated urban.

Facts

- Approximately 15 acres
- Outside interim UGA.
- Designated rural by the 1985 King County Comprehensive Plan.
- Current zoning under the Northshore Community Plan is A-R-2.5, one unit per 2.5 acres.
- Adjacent to the King County Agricultural Production District.
- Current annexation petition under way for the Betrozoff property at the south end of the area.
- The King County Council denied a proposal to rezone the Betrozoff property to one unit per 35,000 square feet during the Northshore plan review.
- Subdivided into eight lots, which could be developed at densities greater than zoning would otherwise allow.
- The City wants this area to be designated urban.
- The City recognizes this area as part of it's community.
- This area is not needed by the City to accommodate projected growth.

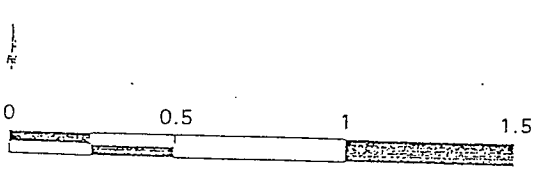
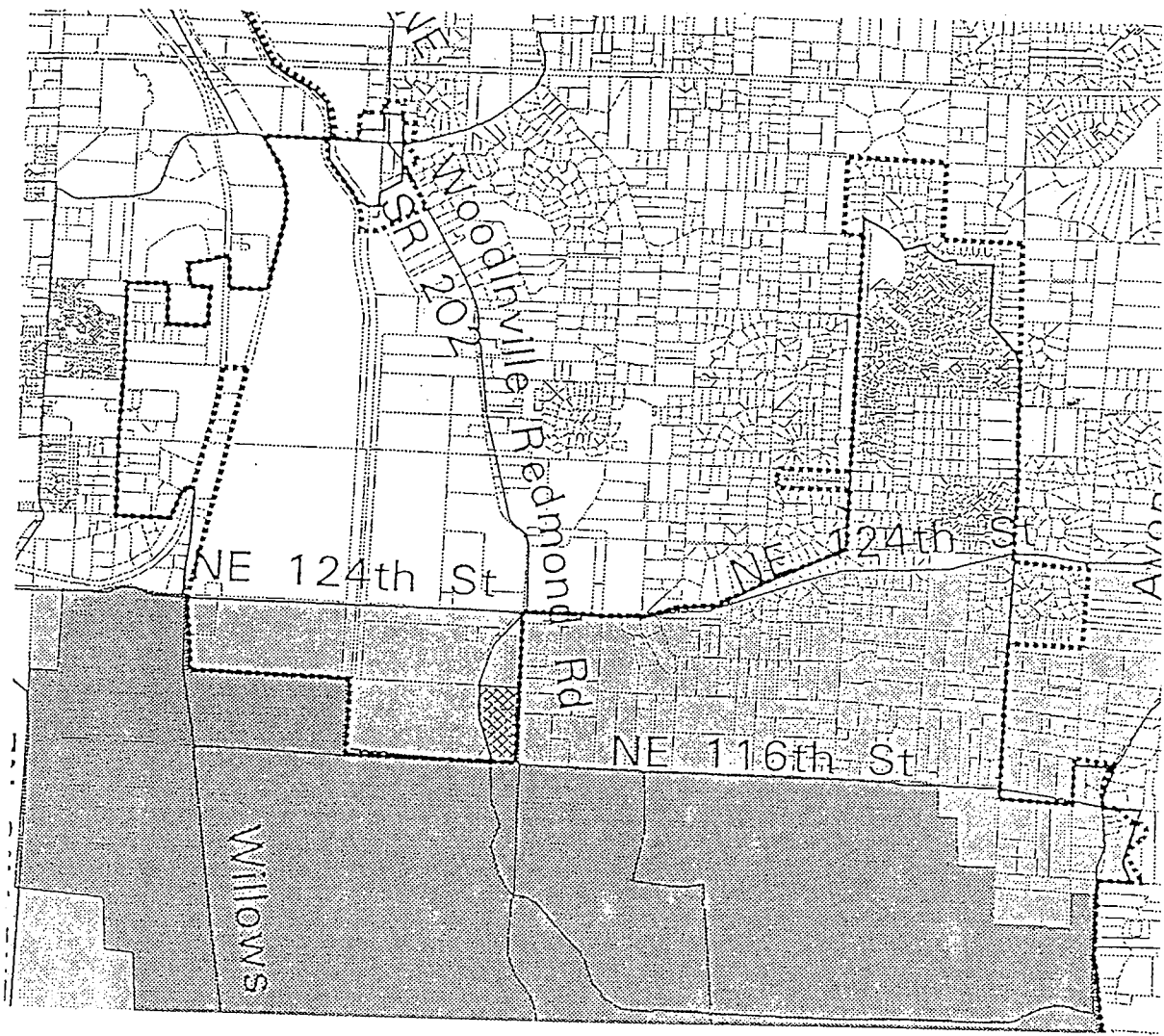
Analysis

Designation of this Joint Planning Area as urban is partially consistent with the Growth Management Act and the Countywide Planning Policies. This area is adjacent to areas characterized by urban development. It does not extend beyond natural boundaries, respects topographical features and is sufficiently free of environmental constraints.

However, the area is adjacent to an Agricultural Production District. Both the Countywide Planning Policies and the Executive Proposed 1994 King County Comprehensive Plan have policies that direct buffering next to agricultural areas. (Countywide Policy LU-4, Comprehensive Plan policy R-205) In the King County Comprehensive Plan, policies direct low density rural zoning next to agricultural areas. However, due to the small size of this buffer area, and a commitment from the City, to ensure that development will be clustered away from agricultural uses, King County staff agree with Redmond staff that this area be included in the Urban Growth Area.

The City recognizes this area as part of it's community. The City of Redmond states they will keep this area low density, require clustering along the road, prohibit development on the lower slopes and valley floor, and efficiently provide public facilities. The City states that conflicts with agricultural uses would be minimized by the elevation of the property and a road, which separates the Joint Planning Area from the road. The City of Redmond would like to discourage proliferation of septic systems in this area because part of the city water supply comes from wells.

Redmond - North - 11593 Urban Growth Area



- Incorporated Area
- Roads
- Potential Annexation Area
- Parcels
- 1993 Interim Urban Growth Area line
- Joint Plan Area
- Proposed Urban Growth Area Line

Issaquah

Area 1

Recommendation

King County staff recommend this Joint Planning Area be designated rural. The City of Issaquah recommends this area be designated urban. No agreement has been reached at this time.

Facts

- Approximately 60 acres.
- Outside the interim UGA, designated rural.
- Designated rural by the 1985 King County Comprehensive Plan.
- Current zoning under the Tahoma Raven Heights Community Plan is G 5, one home per 5 acres.
- Outside Local Service Area for sewers.
- Existing low density development, with three churches and scattered single family residences on large lots.
- The City of Issaquah wants area to be designated urban in order to provide sewer to the churches if needed, and to square off the city boundaries.
- The City has no plans to annex, provide urban services to or develop this area.
- Churches have not requested to be within the UGA or to have sewers extended.
- Residents in the area have expressed considerable opposition to an urban designation due to significant environmental constraints which are mostly wetlands.
- The area is not needed by the City to accommodate projected growth.

Analysis

Designation of this Joint Planning Area as rural is consistent with the Growth Management Act and the Countywide Planning Policies. This area is not characterized by, or adjacent to areas characterized by urban development. The area is not sufficiently free of environmental constraints. The City states they can provide urban services to this area within the next 20 years. However, this area is not needed to accommodate projected growth and there is no immediate or anticipated need to provide services to that area. The area does not extend beyond natural boundaries. However, it is distinctly separated from the city by a major road. Many of the residents in the vicinity of the Joint Planning Area have expressed concern that the area is rural in character and should not be designated urban.

Area 2

Recommendation

The City of Issaquah and King County staff agree this Joint Planning Area should be designated urban.

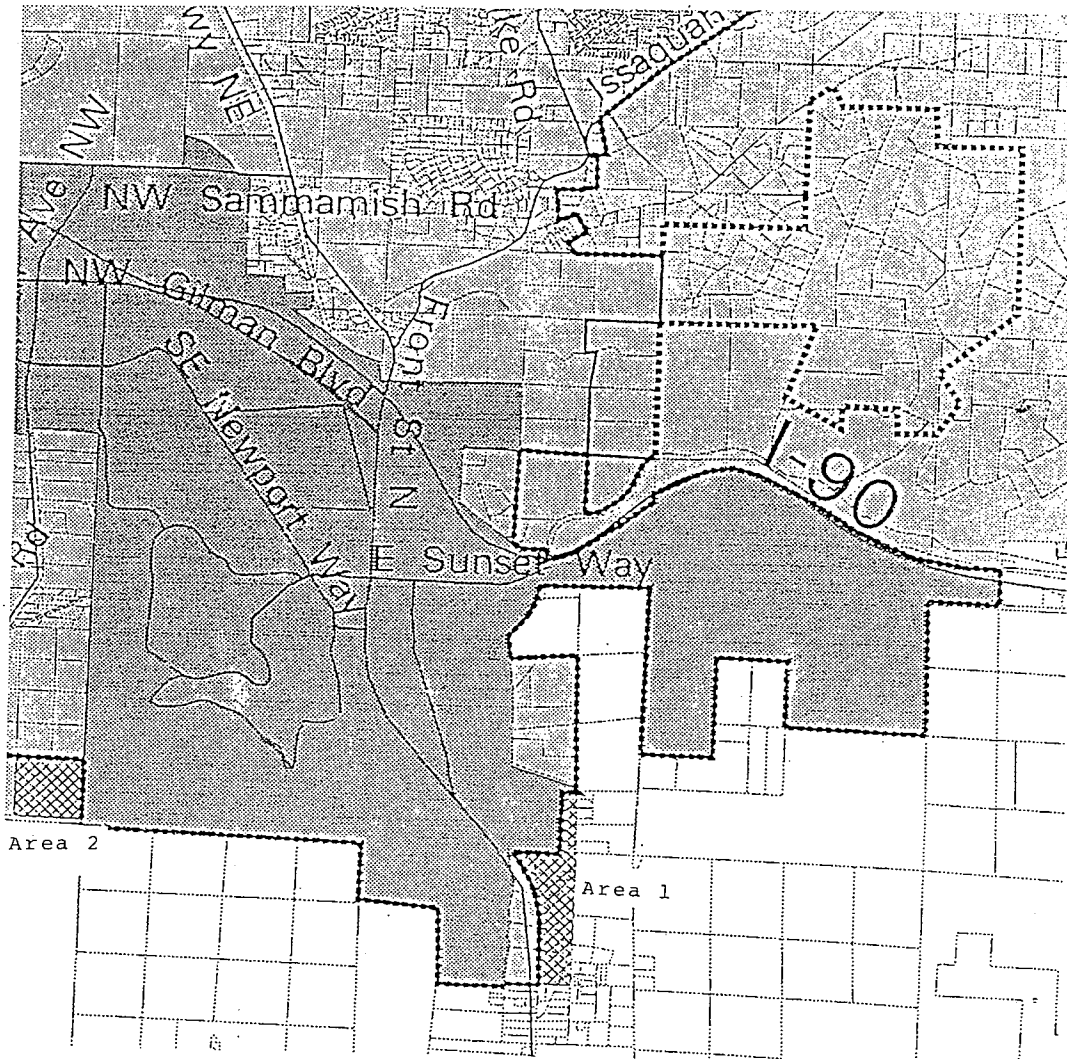
Facts

- Approximately 40 acres.
- Outside the interim UGA, designated rural.
- Designated rural by the 1985 King County Comprehensive Plan.
- Current zone under Newcastle Community Plan is Q-M, quarry mining. This zone was designated to recognize existing use and to allow quarrying and mining activities to continue to operate.
- The site has a buildable plateau and an approximately 600 foot slope. There is a sand and gravel pit at the bottom of the slope.
- The City wants this Joint Planning Area to be designated urban.
- The City wanted to annex this area in 1992 but the city council voted to deny it because of access problems.
- The 40 acres is adjacent to a subdivision on Squak Mountain.
- Developers are proposing to build 25 houses on the buildable portion of the area and provide another access to the subdivision.
- The area is not needed by the City to accommodate projected growth.

Analysis

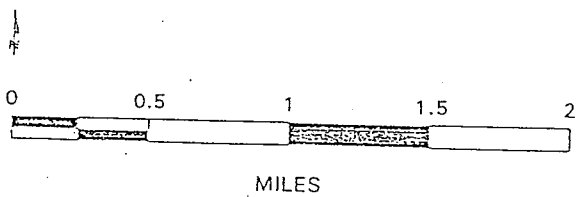
Designation of the area as urban is consistent with the Growth Management and the Countywide Planning Policies. This area is adjacent to areas characterized by urban development and can be cost-effectively served by urban governmental services. The portion of the area that the city would allow to be developed is sufficiently free of environmental constraints, does not extend beyond natural boundaries and respects topographical features.








Issaquah - East - Urban Growth Area **11593**



Area 2

Area 1



- | | | | |
|---|-------------------------------------|---|---------------------|
|  | Incorporated Area |  | Roads |
|  | Potential Annexation Area |  | Parcels |
|  | 1993 Interim Urban Growth Area line |  | Joint Planning Area |
|  | Proposed Urban Growth Area line | | |

Area 1*Recommendation*

The City of Renton and King County staff agree this Joint Planning Area should be designated urban.

Facts

- Approximately 78 acres.
- Within the interim UGA, part of a Technical Review Area.
- Designated urban by 1985 King County Comprehensive Plan.
- Current zoning under Newcastle Community Plan is Suburban Residential (SR 15,000).
- Outside of Local Service Area for sewers.
- The City wants the area to be designated urban.
- The area is semi-rural with some smaller lots and subdivisions, with some large tracts of vacant land.
- Contributes surface water runoff to the May Valley.
- Technical Review Area report recommended this area be designated rural mainly due to public opposition to an urban designation.
- The law firm Cairncross and Hemplemann, representing the Morrison property on the eastern portion of the area, prepared a report with justification for including the area within the final UGA.
- The area is located within the Special Assessment District for the east Renton interceptor making the provision of sewer service to this area feasible within the 20 year timeframe.
- The city believes inclusion of this area within the UGA would further protect the city's aquifer recharge area by providing sewers.

Analysis

Designation of this Joint Planning Area as urban is consistent with the Growth Management Act and the Countywide Planning Policies. This area is partially characterized by urban growth and is adjacent to area characterized by urban growth. It is sufficiently free of environmental constraints, the city can efficiently provide urban services, it does not extend beyond natural boundaries and respects topographical features.

Area 2

Recommendation

King County staff recommend this Joint Planning Area be designated rural. The City of Renton recommends this area be designated urban. No agreement has been reached at this time.

Facts

- Approximately 80 acres.
- Because of a mapping error, this area is partially within the interim UGA, designated part urban, part rural. The line was intended to be consistent with the Soos Creek Community Plan.
- Designated rural in the 1985 King County Comprehensive Plan.
- Current zoning under Soos Creek Community Plan is AR 5-P, one home per 5 acres, with development conditions for clearing and grading, street trees, significant tree retention, and street design.
- Existing low-density development.
- Within the floodplain.
- The City wants this area to be designated urban.
- The City wants to provide road improvements to the bridge that serves the plateau just northeast of this area which is designated urban.
- King County already has road improvements scheduled in the next six years for safety only.
- The area is not needed by the City to accommodate projected growth.

Analysis

Designation of this Joint Planning Area as rural is consistent with the Growth Management Act and the Countywide Planning Policies. The area is not characterized by urban growth, it is within the floodplain and thus not sufficiently free of environmental constraints. The City states they can provide urban services to this area within the next 20 years. However, this area is not needed to accommodate projected growth and there is no immediate or anticipated need to provide services to that area. The City of Renton wants this area to be within the UGA so they may provide road improvements to the bridge that serves the plateau just northeast of the Joint Planning Area which is designated urban. However, King County currently has road improvements scheduled in the next six years for safety. The area does not extend beyond natural boundaries. However, the City's proposal does extend into the floodplain and thus does not respect that topographical feature.

11593

Area 3

Recommendation

King County staff and the City of Issaquah recommend this Joint Planning Area be designated urban.

Facts

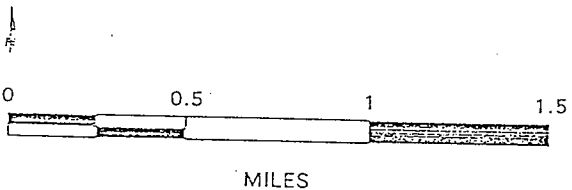
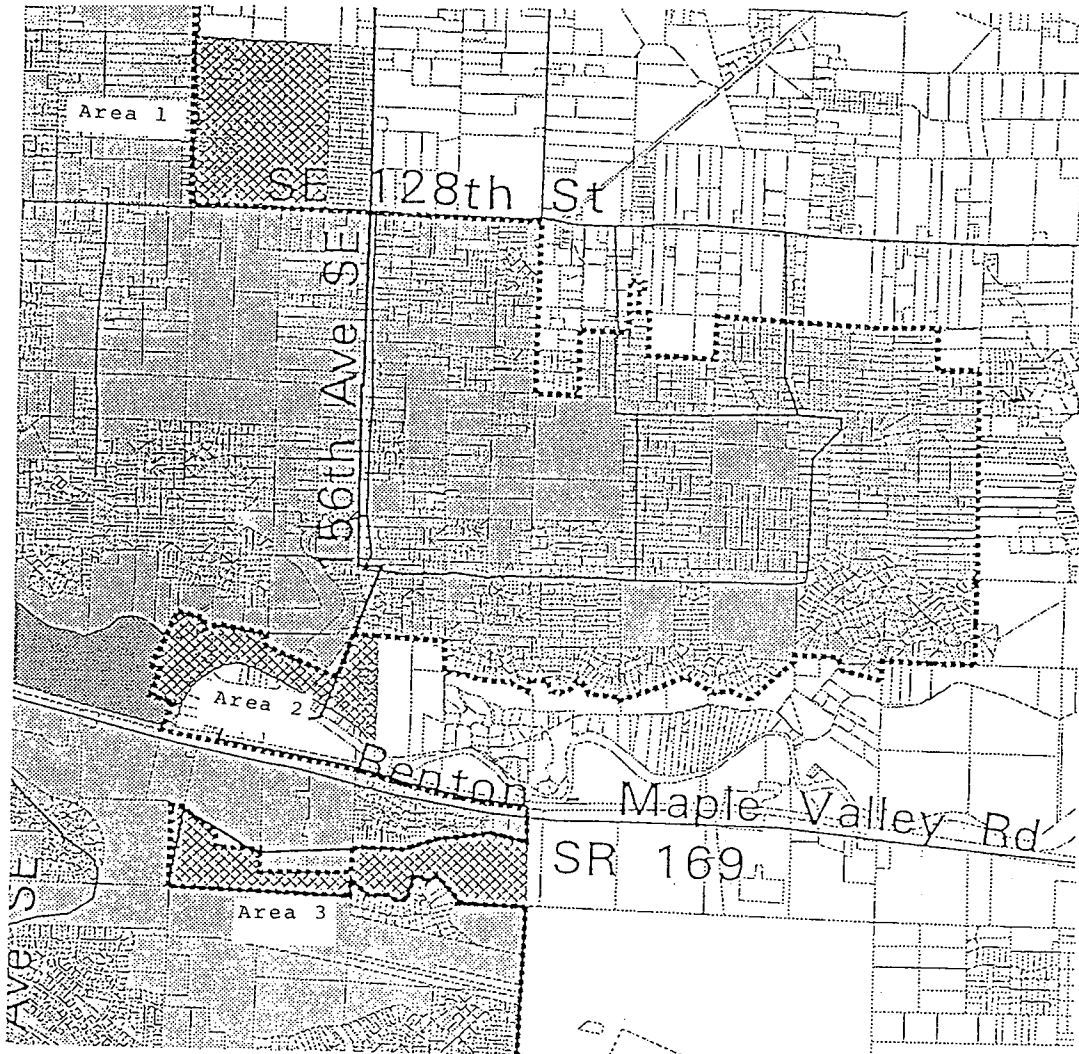
- Approximately 80 acres.
- Outside the interim UGA, designated rural.
- Designated rural by the 1985 King County Comprehensive Plan.
- Current zoning under the Soos Creek Community Plan is AR-5 one home per 5 acres, with development conditions for clearing and grading, street trees, significant tree retention, and street design.
- The city wants this area to be designated urban to provide a squared-off boundary for service provision.
- This area has very steep slopes and is within erosion and landslide hazard area.








Analysis

Designation of this Joint Planning Area as urban is generally consistent with the Growth Management Act and the Countywide Planning Policies. It is adjacent to areas characterized by urban growth. While it has steep slopes, extends beyond the natural boundary of the ridge and is environmentally constrained by the slopes, the city wants to include it mainly to eliminate irregular boundaries. The City does not intend to develop this area at urban densities or to provide urban services throughout.

Renton - East Urban Growth Area

11593



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|---|-------------------------------------|---|-----------------|
|  | Incorporated Areas |  | Roads |
|  | Potential Annexation Area |  | Parcels |
|  | 1993 Interim Urban Growth Area line |  | Joint Plan Area |
|  | Proposed Urban Growth | | |

North Bend

Recommendation

King County staff recommend this Joint Planning Area be designated urban. The City of North Bend recommends this area be designated rural. No agreement has been reached at this time.

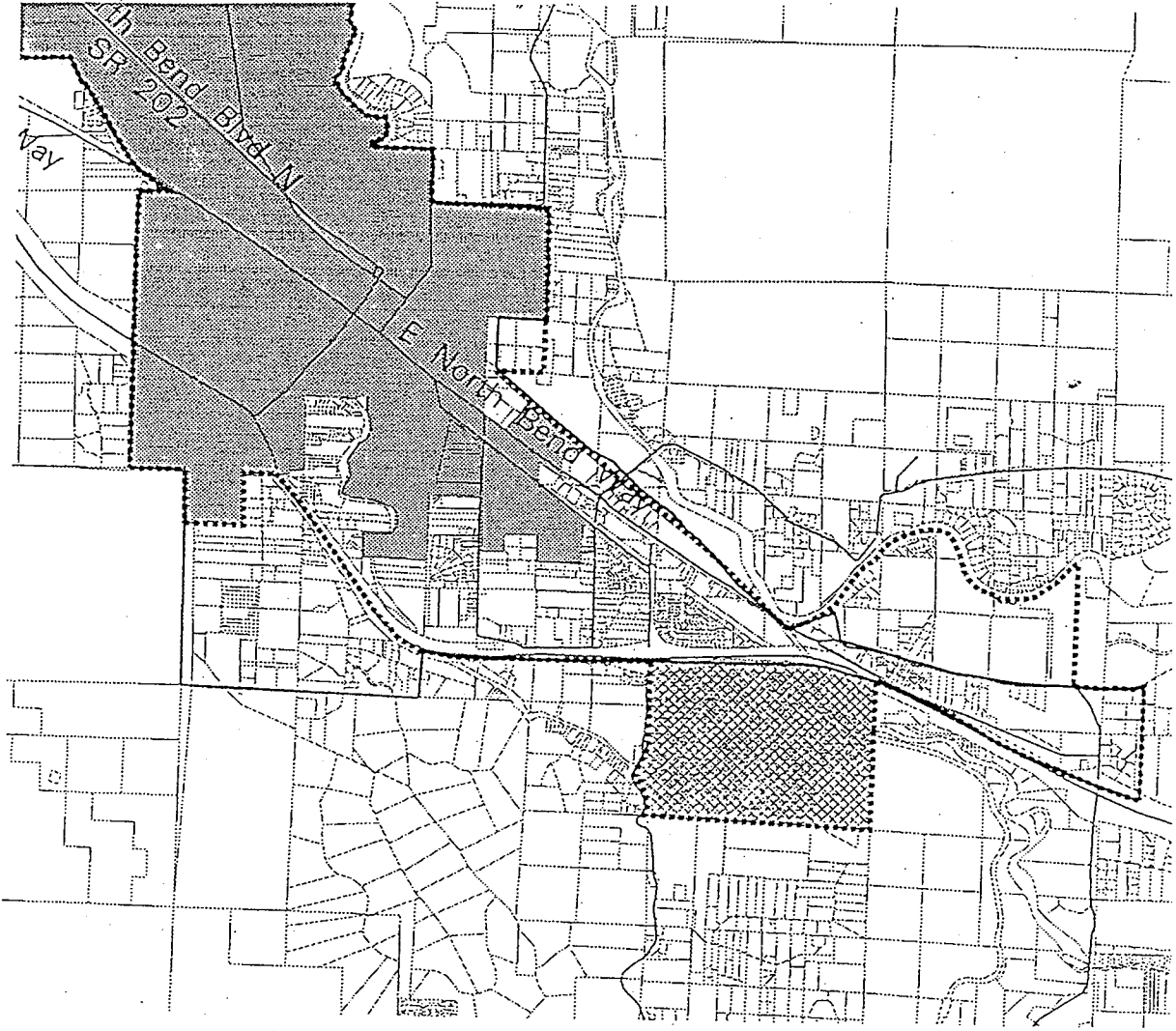
Facts

- Approximately 480 acres
- Outside interim UGA, designated rural.
- Designated rural by the 1985 King County Comprehensive Plan.
- The area is the developed subdivisions of Cedar Village and River Bend south of I-90 and east of Cedar Falls Road.
- The City does not want this area to be within their UGA due to expected costs of providing services and infrastructure.
- This area may need a higher level of service provided in the future.
- This area is an existing urbanized area and has little potential to accommodate new growth.
- At public meetings conducted in the spring, citizens of this area indicated that they do not want to be within the UGA.

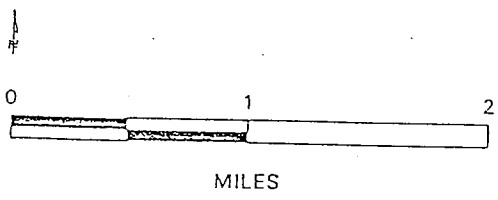
Analysis

Designation of this Joint Planning Area as urban is consistent with the Growth Management Act and the Countywide Planning Policies. The area is already characterized by urban development. Because the Growth Management Act and Countywide Planning Policies both call for urban areas to be within cities, it is appropriate for the City to provide local urban services to these urban subdivisions due to their current urban nature. Within the Urban Growth Areas, transfer of local service provision is expected to occur over the next 20 years, and may not occur at all within the next decade. Staff believes that agreements could be reached during this time to address fiscal concerns raised by the City. The subdivisions of Cedar Village and River Bend are contiguous to the east end of the interim Urban Growth Area. Staff recommends that the City and King County discuss the option of shared financing of infrastructure and service needs for areas that were developed under County jurisdiction and are recommended to be included within the City's Urban Growth Area. The River Bend subdivision is south of the river, and therefore its inclusion in the Urban Growth Area does not respect the river as a natural boundary. However, it is characterized by urban development. Provision of urban services is not expected to be impeded by natural boundaries.

North Bend 11593 Urban Growth Area



- Incorporated Areas
- Parcels
- 1993 Interim Urban Growth Area line
- Joint Planning Area
- Proposed Urban Growth Area Line
- Roads



Snoqualmie

Recommendation

The City of Snoqualmie and King County staff recommend this Joint Planning Area be designated rural with a Joint Planning Area overlay on the map subject to the conditions of the 1989 interlocal agreement that was adopted as part of the Snoqualmie Valley Community Plan.

Facts

- Approximately 1,200 acres and includes the I-90 and SR-18 interchange.
- Outside interim UGA.
- Designated rural by the 1985 King County Comprehensive Plan.
- King County, the City and Snoqualmie Ridge Associates signed an interlocal agreement in early 1990 which outlines specific commitments for the Community Plan 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.

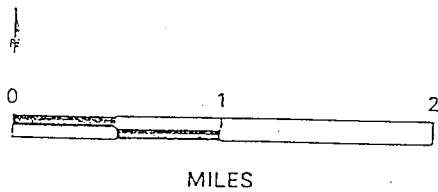
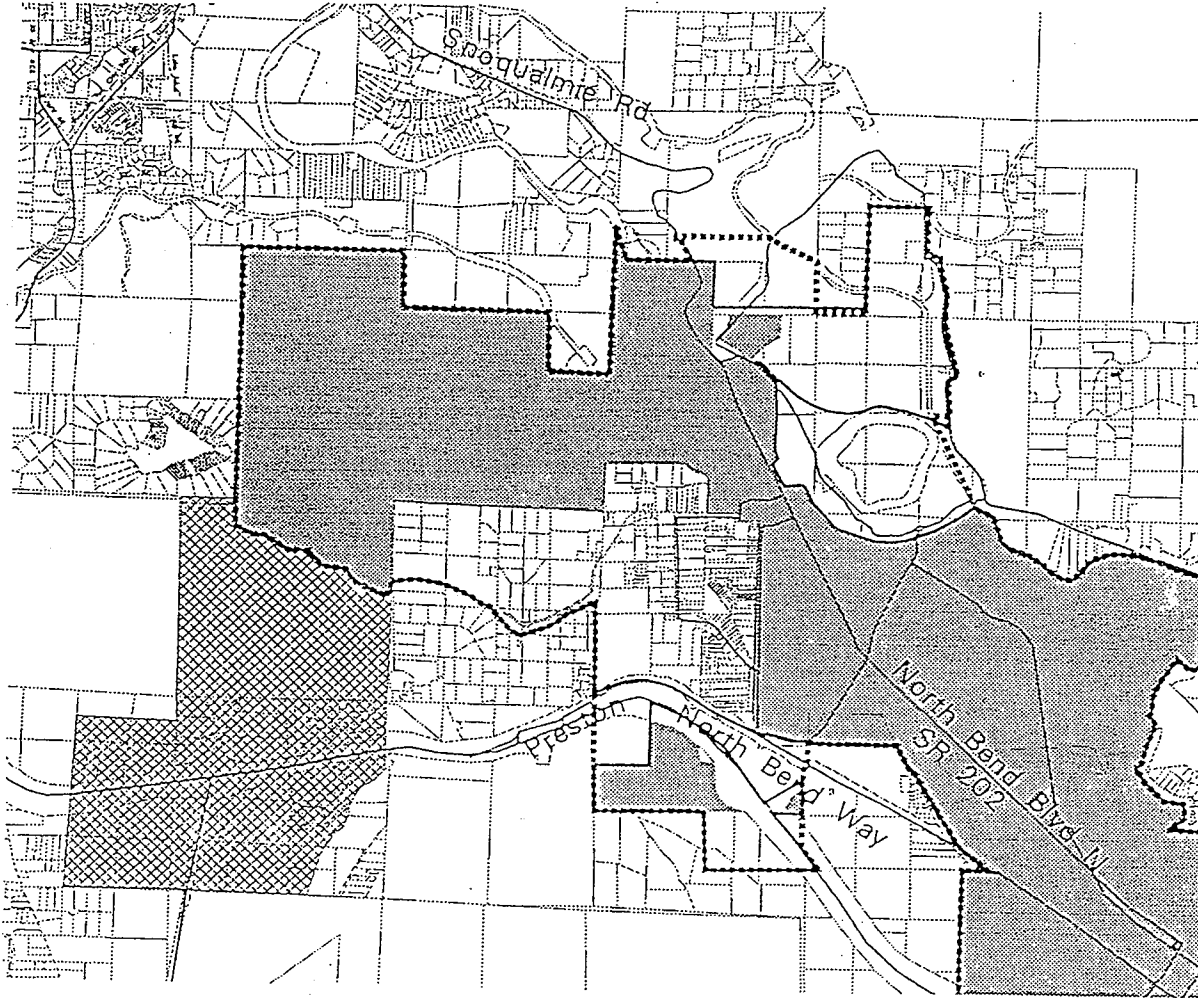
Some provisions of the 1989 interlocal agreement are paraphrased as follows:







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

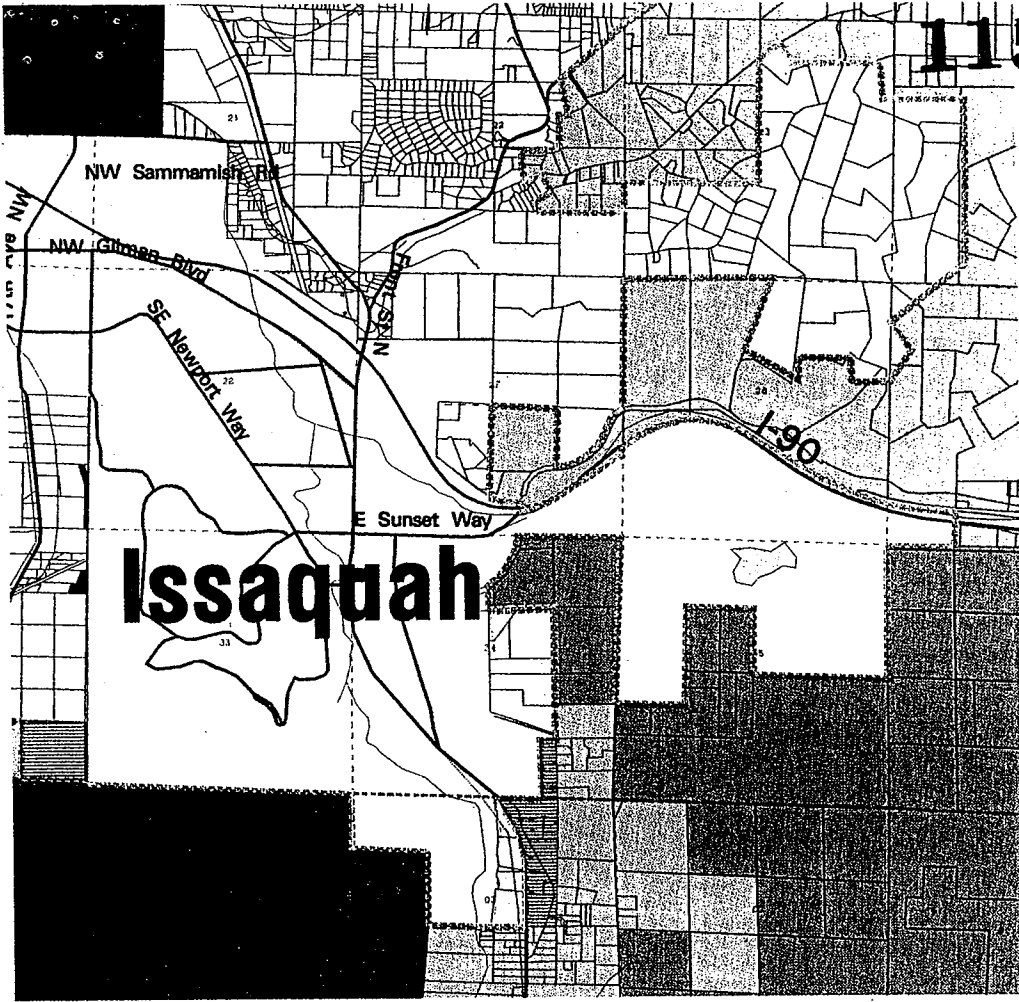
Analysis

Designation of this Joint Planning Area as rural is consistent with the Growth Management Act. This area is not characterized, or adjacent to areas characterized by urban development. However, the 1989 interlocal agreement that was adopted as part of the Snoqualmie Valley Community Plan remains in effect. King County and the City of Snoqualmie are committed to the provisions of that interlocal agreement.

Snoqualmie 11593 Urban Growth Area



















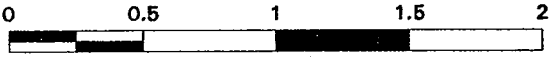
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|---|-------------------------------------|---|------------------|
|  | Incorporated Areas |  | Parcels |
|  | 1993 Interim Urban Growth Area line |  | Joint Planr Area |
|  | Proposed Urban Growth Area Line | | |
|  | Roads | | |



Issaquah

Issaquah - East Urban Growth Area

-  URBAN GROWTH AREA
-  Unincorporated Activity Centers
-  Incorporated Cities
-  Urban Centers
-  CPP Framework UGA and Exec. Proposed Final UGA
-  Executive Proposed UGA for Joint Planning Area
-  RURAL AREA
-  Rural Towns
-  Forest Production Districts
-  Agricultural Production Districts
-  OPEN SPACE
-  Joint Planning Area
-  Municipal Watersheds
-  Muckleshoot Reservation
-  Water Bodies
-  Parcels



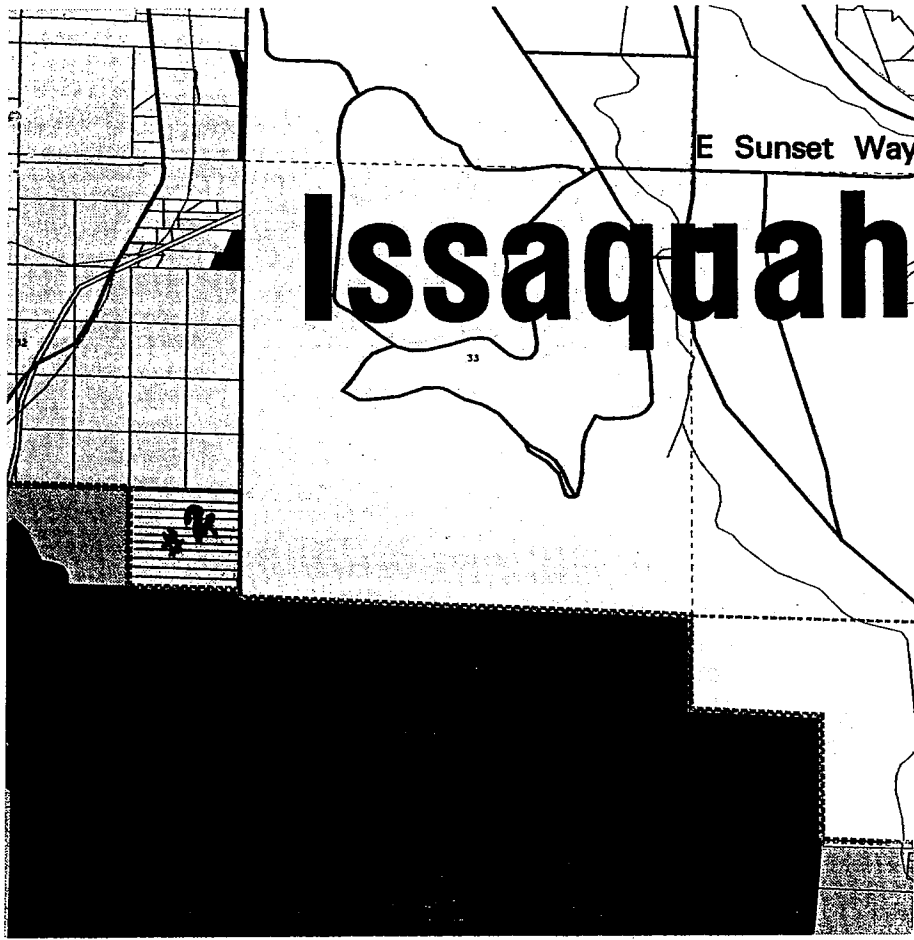
ISSAQUAH AREA 2

- The property, which is adjacent to Forest Rim, an existing residential subdivision, has been part of the City planning and was under consideration for annexation about five years ago. At that time, the property owners were not able to provide a separate access from Mountainside Drive SW to the property. This was a concern to the City Council who believed that additional emergency service access was essential. That situation has been resolved and the area for the second access is available.
- All City services and utilities can be extended to serve the property upon annexation. This clearly fits the phasing criterion for annexation which states, "Annexation should first occur to those areas which are adjacent to the existing City limits and to which the City can provide services in a timely and efficient manner." This area is immediately adjacent to the Forest Rim Subdivision and the City limits.
- The forty acres in question are roughly five hundred feet above the twenty acres at the level of Tibbatts Creek. That land, usually referred to as the Santana property, is under consideration for purchase by King County as trailhead. It should be considered independently of the upper forty acres and has been treated as such by Issaquah.
- The forty acres are in the Tibbatts Valley subarea of the Draft Comprehensive Plan. The uses envisioned for the forty acres have been low density single family, which is entirely compatible with the existing neighborhood character, and which is logical and environmentally prudent given the nature of that subarea.
- During the time in which jurisdictions are reviewing target population capacity numbers as part of their Comprehensive Planning processes and are attempting to balance varieties of housing for their people for the next twenty years, it is crucial that we work well together and base our Potential Annexation Areas on logical areas of potential growth.

















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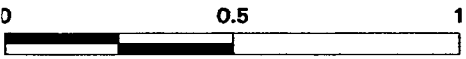
E Sunset Way

Issaquah



Issaquah - South Urban Growth Area

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|---|--|---|-------------------------|
|  | URBAN GROWTH AREA |  | OPEN SPACE |
|  | Unincorporated Activity Centers |  | Joint Planning Area |
|  | Incorporated Cities |  | Municipal Watersheds |
|  | Urban Centers |  | Muckleshoot Reservation |
|  | CPP Framework UGA and Exec. Proposed Final UGA |  | Water Bodies |
|  | Executive Proposed UGA for Joint Planning Area |  | Parcels |
|  | RURAL AREA | | |
|  | Rural Towns | | |
|  | Forest Production Districts | | |
|  | Agricultural Production Districts | | |



King County PCDD 1994 MILES