

1 May 13, 1996

Introduced by: Jane Hague

2  
3 gdridge/cow grdridg

Proposed No.: 96-427

4  
5 **12302**

6 ORDINANCE NO. \_\_\_\_\_

7  
8 AN ORDINANCE authorizing the executive to execute the  
9 Grand Ridge Joint Agreement relating to the annexation  
10 and development of the Grand Ridge area and the Master  
11 Transportation Financing Agreement relating to the  
12 financing and construction of certain transportation  
13 improvements.  
14

15  
16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Ordinance 12094 is hereby repealed.

18 SECTION 2. King County makes the following legislative findings:

19 1. The Grand Ridge Property is an approximately 2,194-acre area of King County  
20 which is owned by the Grand Ridge and Glacier Ridge Partnerships (the "Partnership") and  
21 located within the East Sammamish Community Planning Area at the southern terminus of the  
22 Sammamish Plateau, northeast of the city of Issaquah, west of Fall City, north of Interstate 90  
23 and southeast of Issaquah-Fall City Road.

24 2. The Grand Ridge Property has been planned and designated for urban, rural and  
25 open space uses within King County and city of Issaquah comprehensive plans.

26 3. Consistent with the purpose of the Growth Management Act to promote wise use of  
27 land through inter-jurisdictional planning efforts, King County Countywide Planning Policies  
28 and Comprehensive Plans adopted by King County and the city of Issaquah encourage  
29 coordinated land use decision-making throughout incorporated and unincorporated areas of  
30 King County.

31 4. The coordination of land use decision-making involving large land areas, such as  
32 the Grand Ridge area, provides unique opportunities for significant county-wide benefit.

33 5. Such coordinated decision-making offers the public and property owners unique  
34 opportunities to realize mutual benefits including preservation of open space, proponent  
35 contributions to major capital improvement needs, diversity in housing types and  
36 affordability, and establishment of a specific range and intensity of uses which maximize the  
37 responsible stewardship of lands within the county.

1           6. King County, the city of Issaquah and the Partnership have been cooperatively  
2 planning for appropriate land uses and infrastructure for the Grand Ridge area, consistent with  
3 the county and city comprehensive plans and development regulations.

4           7. King County's East Sammamish Community Plan provides that King County  
5 should encourage and support those annexation proposals which result in sufficient public  
6 service levels and will implement appropriate land use and environmental protection  
7 standards.

8           8. King County's East Sammamish Community Plan policies encourage pre-  
9 annexation planning agreements which address land use planning; transportation planning and  
10 mitigation; development standards and development review; surface water drainage and flood  
11 control; utilities planning and service provision; affordable and fair share housing; historic  
12 preservation; parks, trails, wildlife corridors and open space; environmentally sensitive areas;  
13 identification of resource lands, critical areas and lands for public purposes; urban separators;  
14 financing of regional facilities and local urban services; impact fee collection; infrastructure  
15 deficiencies and distribution of tax revenue among service providers.

16           9. Such planning goals are appropriately reflected by the standards addressed in the  
17 Grand Ridge Joint Agreement authorized herein.

18           10. Urban portions of the Grand Ridge Property are appropriate for annexation into  
19 the city of Issaquah under the terms of the Grand Ridge Joint Agreement authorized herein.

20           11. State law acknowledges that potential for waste of public and private resources,  
21 unnecessary escalation in housing costs, and land use planning inefficiencies and  
22 disincentives can be readily avoided where appropriate assurances exist for property owners  
23 that land use policies and regulatory standards will remain in effect over the life of a proposed  
24 project. (See Development Agreement Statute, Ch. 347, 1995 Wash. Laws, Part V, §§ 501-  
25 06).

26           12. Local governments are accordingly authorized by the Development Agreement  
27 Statute to enter into agreements with property owners setting forth standards and other  
28 provisions governing the use and development of real property for a specified time frame.

1 13. Standards set forth in the Grand Ridge Joint Agreement promote growth  
2 management and planning objectives including reasonably priced housing; innovative and  
3 sensitive land development with clustering, sensitive area preservation, and extensive areas of  
4 contiguous natural open space; efficient major infrastructure improvements, including the  
5 Sunset Interchange; creative solutions for housing, water conservation, traffic demand  
6 management; creative mix of residential and commercial uses which further sustain area-wide  
7 economic vitality of the community.

8 14. Land uses and infrastructure requirements established within the Grand Ridge  
9 Joint Agreement are consistent with applicable county and city development regulations.

10 15. Joint agreements between public agencies with respect to multi-jurisdictional  
11 development are authorized by the Interlocal Agreement Act, RCW 39.34.

12 16. The background and experience which the county has had reviewing grading  
13 permit matters associated with ongoing quarry mine operations within the urban portion of the  
14 Grand Ridge Property support continuing county review of such applications following  
15 annexation as provided for in the Joint Agreement.

16 17. King County, the city of Issaquah and the Partnership have identified four core  
17 transportation improvements and other transportation improvements necessary for the  
18 development of the Grand Ridge Property and have agreed upon responsibilities for financing  
19 and constructing these improvements under the terms of the Master Transportation Financing  
20 Agreement.

21 18. The King County Council finds the Grand Ridge Final Environmental Impact  
22 Statement issued September 1995 is adequate for purposes of making a decision to approve  
23 and authorize the execution of the Grand Ridge Joint Agreement.

24 19. The Metropolitan King County Council adopted and authorized the Executive to  
25 execute the Grand Ridge Joint Agreement and the Master Transportation Financing  
26 Agreement on December 18, 1995. These agreements have not been executed due to  
27 renegotiations of certain provisions.

28 20. Council action is required to adopt and authorize the executive to execute the  
29 Agreements with the renegotiated provisions.



ORDINANCE 12302

MAY 2, 1996

GRAND RIDGE JOINT AGREEMENT

AMONG KING COUNTY, WASHINGTON  
AND CITY OF ISSAQUAH, WASHINGTON  
AND  
GRAND RIDGE LIMITED PARTNERSHIP  
AND  
GLACIER RIDGE LIMITED PARTNERSHIP

ATTACHMENT(S) ARE AVAILABLE IN THE  
ARCHIVES