

February 2, 1989
2436C:VN:clt

Introduced by: Gary Grant

Proposed No: 88 - 896

7445

MOTION NO. _____

A MOTION relating to an agreement between King County and Renton which defines the purposes of cooperation between them during the update of the Soos Creek Community Plan, establishes King County as the jurisdiction primarily responsible for updating the community plan, describes the process for updating the plan and area zoning, defines Renton's role in helping update it and describes the County's and City's mutual goals for the update.

WHEREAS, King County is initiating the update of the Soos Creek Community Plan, and

WHEREAS, the King County council is responsible for the adoption of the updated Soos Creek Community Plan's policies and land use, area zoning and capital improvement project recommendations, and

WHEREAS, within their own jurisdictions, King County and Renton each has responsibility and authority derived from the Washington State Constitution and state laws to plan for and regulate uses of and and by law must consider the impacts of governmental actions on adjacent jurisdictions, and

WHEREAS, King County and Renton recognize the opportunity for and advantages of cooperating in developing the Soos Creek Community Plan update because the Soos Creek planning area is within King County's jurisdiction but is partly within Renton's planning area, and

WHEREAS, King County and Renton recognize that intergovernmental cooperation is necessary to minimize inconsistencies between the Soos Creek Community Plan, the King County Comprehensive Plan and Renton Comprehensive Plan, and

WHEREAS, King County and Renton recognize that intergovernmental cooperation will increase the efficiency and reduce the costs of planning for the area because it will prevent duplicating the efforts of the two jurisdictions, and

1 WHEREAS, King County and Renton recognize that interjuris-
 2 dictional planning will promote more predictable and certain
 3 process and produce more understandable and long-lasting policies
 4 for residents, property owners, developers and other agencies and
 5 jurisdictions, and

6 WHEREAS, King County and Renton recognize that interjuris-
 7 dictional cooperation will increase the visibility of their
 8 planning efforts, making their decision-making more under-
 9 standable to the public, and

10 WHEREAS, King County and Renton recognize that intergovern-
 11 mental cooperation throughout the process of updating and
 12 adopting the Soos Creek Community Plan will result in future
 13 cooperation in land use and capital improvement project planning,
 14 development review, and determining Renton's municipal service
 15 and potential annexation areas, and

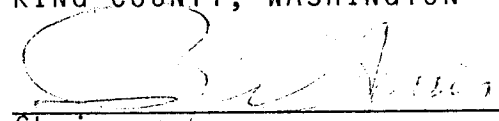
16 WHEREAS, King County and Renton recognize that intergovern-
 17 mental cooperation throughout the process of updating and
 18 adopting the Soos Creek Community Plan will result in future
 19 cooperation in achieving regional goals for: urban residential
 20 densities, the provision of a full range of housing opportunities,
 21 including affordable housing, the protection of natural
 22 resources, rural areas, open space and the environment;
 23 transportation, economic development, and historic preservation;

24 NOW, THEREFORE, BE IT MOVED by the Council of King County:

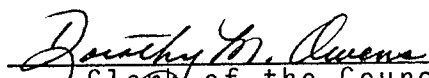
25 The King County executive is hereby authorized to execute the
 26 interlocal agreement attached hereto as Appendix A, between King
 27 County and Renton, regarding King County's and Renton's
 28 cooperation in updating the Soos Creek Community Plan.

29 PASSED this 6th day of February, 1989.

30 KING COUNTY COUNCIL
 31 KING COUNTY, WASHINGTON

32 
 33 Chairman

ATTEST:


 Clerk of the Council

A COOPERATIVE PLANNING AGREEMENT BETWEEN KING COUNTY AND
RENTON FOR THE SOOS CREEK COMMUNITY PLANNING AREA

7445

WHEREAS, within their own jurisdictions, King County and Renton each has responsibility and authority derived from the Washington State Constitution and state laws to plan for and regulate uses of land and by law must consider the impacts of its actions on adjacent jurisdictions; and

WHEREAS, King County and Renton recognize that planning and land use decisions can have extra-jurisdictional impacts and that intergovernmental cooperation is an effective way under existing law to deal with impacts and opportunities which cross jurisdictional boundaries; and

WHEREAS, cooperative efforts can increase efficiency of government by minimizing conflicts and providing more mutually satisfactory land use and planning decisions; and

WHEREAS, King County Comprehensive Plan policies PI-301 through PI-305 encourage interjurisdictional cooperation and the use of interlocal agreements to implement solutions to major planning issues; and

WHEREAS, King County and Renton desire to jointly achieve the effective management of impacts associated with new development, the efficient provision of needed levels of urban service, the coordinated preparation of land use, functional and capital improvement plans, and the delineation of appropriate potential annexation areas; and

WHEREAS, King County is initiating the update of the Soos Creek Community Plan which is within King County's jurisdiction but is partly within Renton's planning area;

NOW, THEREFORE, KING COUNTY AND RENTON AGREE AS FOLLOWS:

I. INTRODUCTION

This Soos Creek Community Planning Area Agreement is envisioned as the first in a series of cooperative planning agreements between King County and Renton. Subsequent agreements identifying Renton's Municipal Service Area and Potential Annexation Area will be developed as an outcome of the County's and city's cooperation in updating the Soos Creek Community Plan. These subsequent agreements would be intended to implement the updated Soos Creek Community Plan, once adopted.

II. PURPOSES

The purposes of this agreement are to:

- A. Establish a cooperative relationship through which King County and Renton can develop and maintain compatible land use policies, zoning and development standards within the Soos Creek planning area; and
- B. Provide a means by which King County and Renton will consider each other's plans, regulations and policies in land use development, capital

improvement project planning and natural resource protection within the Soos Creek Community Planning Area; and

- C. Create a workable system for interjurisdictional communication and coordination between the County and city throughout the processes of updating, adopting and, subsequently, implementing the Soos Creek Community Plan; and
- D. Minimize inconsistencies between the Soos Creek Community Plan, the King County Comprehensive Plan and Renton's Comprehensive Plan; and
- E. Increase the efficiency and reduce the costs of planning for the area by preventing duplication of efforts by the two jurisdictions; and
- F. Promote a more predictable and certain process and produce more understandable and long-lasting policies for residents, property owners, developers and other agencies and jurisdictions; and
- G. Increase the visibility of King County's and Renton's planning efforts, making their decision-making more understandable to the public; and
- H. Define the means by which King County will obtain Renton's cooperation in achieving regional goals for: urban residential and employment densities; the provision of a full range of housing opportunities, including affordable housing; the protection of the environment, including natural resources, rural areas and open space; transportation; economic development; and historic preservation; and
- I. Provide the means for determining Renton's Municipal Service and Potential Annexation Areas.

III. DEFINITIONS

A. GEOGRAPHIC AREAS:

1. PLANNING AREA is that portion of the Soos Creek Community Planning Area outside Renton's city limits for which the city prepares or assists the County in preparing land use policies as shown on the map attached hereto as Exhibit A.
2. IMPACT AREA is the area outside Renton's city limits within which new development is likely to have an impact on the city.
3. MUNICIPAL SERVICE AREA is the area outside Renton's city limits which is the composite of the city's sewer, water and fire protection franchise areas, together with any areas for which the city has a contractual obligation to serve. Municipal Service Area includes those areas the city currently serves as well as those areas for which there are plans approved by King County for future service.
4. POTENTIAL ANNEXATION AREA is an area outside Renton's city limits which the County and the city agree is logical to consider for annexation.

tion by the city. Such areas are determined by joint effort of the County's and city's elected officials and staffs. This effort also involves a public hearing process to solicit the input of the general public, area residents, property owners and affected local governments

- B. CODE or PLAN DEVELOPMENT is the preparation or major amendment of any of these land use regulations or planning documents:
 - 1. LAND USE REGULATIONS: Ordinances which adopt or make major amendments to regulations controlling the development of land.
 - 2. LAND USE PLANS: Planning documents which express goals, policies and plans for land use, such as comprehensive or community plans.
 - 3. FUNCTIONAL AND CAPITAL IMPROVEMENT PLANS: Plans for the provision of public facilities and services, such as water, sewer, transportation and open space plans.
- C. PLAN PARTICIPATION is the involvement of the County or city in developing the other's plans.
- D. AGENCY NOTICE is written notification mailed through regular post or hand delivered from the County to city, or vice versa, which is given in a manner consistent with ensuring timely exchange of information in considering each other's plans and policies.
- E. REVIEW AND COMMENT OPPORTUNITY is the provision of pertinent materials for another jurisdiction to review and comment on. King County and Renton both understand that the opportunity for review and comment is within the timeframes the responsible jurisdiction establishes, provided the responsible jurisdiction makes the effort to provide a reasonable amount of time.
- F. STAFF CONSULTATION is a commitment to give the other jurisdiction an opportunity to ask questions and make comments at the staff level. The reviewing jurisdiction has the opportunity to request a meeting to get information and explanation and to indicate the relative compatibility of the action or plan being considered with its own plans and policies. This opportunity includes a commitment by the initiating jurisdiction to include in its pertinent staff report the reviewing jurisdiction's timely submitted written comments.

IV. KING COUNTY'S RESPONSIBILITIES

A. Development Permit Review

STATEMENT OF INTENT: THE INTENT OF THIS SECTION OF THE AGREEMENT IS TO INVOLVE RENTON IN THE EARLIEST POSSIBLE STAGE OF DEVELOPMENT PERMIT REVIEW IN ORDER TO INCREASE COUNTY OFFICIALS' UNDERSTANDING OF POTENTIAL CITY CONCERNS ABOUT THE PROPOSALS.

1. In reviewing the development permits listed in this section in the PLANNING AREA shown on the map attached hereto as Exhibit A, the King County Building and Land Development Division shall provide Renton with AGENCY NOTICE, REVIEW AND COMMENT OPPORTUNITY and the opportunity for STAFF CONSULTATION before making a threshold determination. BALD shall invite Renton's staff to participate in a technical screening meeting which will initially review the permit to determine if additional information is required before the threshold determination can be made.
2. All development permits which are not categorically exempt from threshold determinations and EIS requirements under King County's environmental procedures are subject to this agreement, including but not limited to:
 - a. Zoning reclassifications
 - b. Preliminary subdivisions, including short plats
 - c. Preliminary planned unit developments
 - d. Unclassified use and conditional use permits
 - e. Shoreline substantial development permits
 - f. Approval of any of the following:
 - i. more than 20 dwelling units
 - ii. agricultural buildings of 30,000 square feet or more
 - iii. school, office, commercial, industrial, recreational, service and storage buildings of 12,000 square feet or more
 - iv. parking lots for more than 40 automobiles
 - v. filling, grading or excavating of 500 cubic yards or more.

B. Plan Development

STATEMENT OF INTENT: THE INTENT OF THIS SECTION OF THE AGREEMENT IS TO INVOLVE RENTON IN KING COUNTY'S UPDATE OF THE SOOS CREEK COMMUNITY PLAN IN ORDER TO OBTAIN THE CITY'S CONCURRENCE WITH THE UPDATED PLAN'S POLICIES AND ZONING AND TO OBTAIN THE CITY'S COMMITMENT TO HELPING KING COUNTY ACHIEVE REGIONAL POLICY GOALS IN THAT PART OF THE SOOS CREEK PLANNING AREA WHICH IS RENTON'S PLANNING AREA.

1. When it undertakes PLAN DEVELOPMENT in the planning area shown on the map attached hereto as Exhibit A, the King County Planning and Community Development Division shall provide Renton with AGENCY NOTICE, REVIEW AND COMMENT OPPORTUNITY, and opportunities for STAFF CONSULTATION and PLAN PARTICIPATION. While updating the Soos Creek Community Plan, the King County Planning and Community Development Division shall:
 - a. provide an opportunity for Renton's staff to serve on the Technical Resource and Advisory Committee with other agencies and jurisdictions which have interests in the Soos Creek planning area;
 - b. recommend candidates who have been nominated by Renton for the Citizen Advisory Committee to be appointed by the King County Council;

- c. work with Renton's staff to propose the issues the update will address;
- d. consider comments from Renton's staff on data, land use alternatives, the draft Environmental Impact Statement and public improvement project recommendations;
- e. provide Renton the opportunity to discuss disputed issues in a good faith attempt to resolve differences before the draft plan is completed and submitted to the Executive;
- f. work with Renton to define the boundaries of the city's potential annexation area and the criteria by which to determine when annexation of any part of that area is appropriate;
- g. encourage Renton to adopt the policies and zoning of the updated Soos Creek Community Plan for that part of the city's planning area which is in the Soos Creek planning area.

2. King County shall provide Renton the following opportunities to participate in the review of the Executive Proposed Soos Creek Community Plan:

- a. Renton may comment on the Executive Proposed Plan at the King County Council's first public hearing to introduce that plan to the general public. Renton will receive notice of that hearing at least fifteen days before it is held.
- b. Renton may comment on proposed policies and area zoning at the County Council Panel meetings during which the proposed plan is reviewed. King County Council staff and/or Planning and Community Development Division staff will inform Renton staff of the time, place and the agenda before each meeting.
- c. Renton may comment on the Council Panel proposed Soos Creek Community Plan and Area Zoning when the County Council holds its final public hearing on the plan.

3. King County shall work with Renton and all other suburban cities to compare County and city development standards in order to determine whether or not it is possible to develop one set of urban development standards that could be ultimately applied in the cities and the urban areas of unincorporated King County.

4. King County shall provide AGENCY NOTICE to the city during the community planning process when it initiates long-range planning for capital improvement projects such as roads and surface water management facilities. King County shall also provide Renton opportunities for STAFF CONSULTATION and REVIEW AND COMMENT.

C. Code Development

- 1. When it undertakes CODE DEVELOPMENT of the codes listed in this section King County shall provide Renton with AGENCY NOTICE and REVIEW AND COMMENT OPPORTUNITY.
- 2. The codes subject to this agreement include:
 - a. zoning code
 - b. subdivision and short plats

- c. environmental regulations
- d. shoreline regulations
- e. development standards

D. Municipal Service and Potential Annexation Areas

1. King County shall work with Renton to define the city's POTENTIAL ANNEXATION and MUNICIPAL SERVICE AREAS and to adopt interlocal agreements between them which define how regional goals will be jointly achieved within those areas.
2. King County shall support those annexations proposed by Renton that comply with the adopted interlocal agreement for POTENTIAL ANNEXATION AREAS.
3. King County will not support annexations proposed by Renton that would prevent the achievement of the King County Comprehensive Plan's policy prescribing an average density of 7-8 dwelling units per acre for new development in those portions of Urban Areas which are planned for residential growth, undeveloped, served or can be served with adequate services, and free of physical constraints.
4. King County will not support annexations proposed by Renton that would prevent the achievement of regional goals for: urban residential and employment densities; the provision of a full range of housing opportunities, including affordable housing; the protection of the environment, including natural resources, rural areas and open space; transportation; economic development; and historic preservation.

V. RENTON'S RESPONSIBILITIES

A. Development Permit Review

STATEMENT OF INTENT: THE INTENT OF THIS SECTION OF THE AGREEMENT IS TO OFFER KING COUNTY THE OPPORTUNITY TO REVIEW RENTON'S DEVELOPMENT PERMITS IN ORDER TO INCREASE CITY OFFICIALS' UNDERSTANDING OF POTENTIAL COUNTY CONCERNS ABOUT THE PROPOSALS.

1. When it undertakes review of the development permits listed in this section within the city, Renton shall provide the King County Planning and Community Development Division with AGENCY NOTICE, REVIEW AND COMMENT OPPORTUNITY, and the opportunity for STAFF CONSULTATION.
2. All permits which are not categorically exempt from threshold determinations and EIS requirements under Renton's environmental procedures are subject to this agreement, including but not limited to:
 - a. Zoning reclassifications
 - b. Preliminary subdivisions, including short plats

- c. Preliminary planned unit developments
- d. Unclassified use and conditional use permits
- e. Shoreline substantial development permits
- f. Approval of any of the following:
 - i. more than 20 dwelling units
 - ii. agricultural buildings of 30,000 square feet or more
 - iii. school, office, commercial, industrial, recreational, service and storage buildings of 12,000 square feet or more
 - iv. parking lots for more than 40 automobiles
 - v. filling, grading or excavating of 500 cubic yards or more.

B. Plan Development

STATEMENT OF INTENT: THE INTENT OF THIS SECTION OF THE AGREEMENT IS TO ENSURE THAT COOPERATIVE LAND USE PLANNING BETWEEN RENTON AND KING COUNTY WILL RESULT IN COMPATIBLE PLANS AND AREA ZONING AND THE ACHIEVEMENT OF REGIONAL POLICY GOALS.

1. When it undertakes PLAN DEVELOPMENT, Renton shall provide the King County Planning and Community Development Division with AGENCY NOTICE, REVIEW AND COMMENT OPPORTUNITY, and opportunities for STAFF CONSULTATION and PLAN PARTICIPATION.
 - a. Renton agrees to use its plans, policies, zoning and other regulatory controls to encourage citywide (including within potential annexation areas) achievement of the King County Comprehensive Plan's policy prescribing an average residential density of 7-8 dwelling units per acre.
 - b. Renton agrees to use its plans, policies, zoning and other regulatory controls to encourage citywide achievement of regional goals for: urban residential and employment densities; the provision of a full range of housing opportunities, including affordable housing; the protection of the environment, including natural resources, rural areas and open space; transportation; economic development; and historic preservation.
2. During the Soos Creek Community Plan's development, Renton shall:
 - a. advise King County about its plans, policies, zoning and other regulatory controls so that the Soos Creek Community Plan and Renton's plans are as compatible as possible;
 - b. provide staff to serve on the County's Technical Resource and Advisory Committee for the update of the Soos Creek Community Plan. Renton's staff is responsible for providing County staff with information about the city's goals, plans and policies and for advising County staff about the compatibility of proposed updated policies with Renton's plans;
 - c. provide the County data on existing conditions and growth and development trends within the city upon which the land use alternatives shall be partly based;
 - d. work with King County to define the boundaries of the city's

potential annexation area and the criteria by which to determine when annexation of any part of that area is appropriate:

- e. consider adopting the policies and zoning of the updated Soos Creek Community Plan for that part of Renton's planning area which is in the Soos Creek planning area.

3. Renton shall work with King County and all other suburban cities to compare County and city development standards in order to determine whether or not it is possible to develop one set of urban development standards that could be ultimately applied in the cities and the urban areas of unincorporated King County.
4. Renton shall provide AGENCY NOTICE to the County when it initiates long-range planning for capital improvement projects such as roads and surface water management facilities. Renton shall also provide King County opportunities for STAFF CONSULTATION and REVIEW AND COMMENT.

C. Code Development

1. When it undertakes CODE DEVELOPMENT of the codes listed in this section Renton shall provide the County with AGENCY NOTICE and REVIEW AND COMMENT OPPORTUNITY.
2. The codes subject to this agreement include:
 - a. zoning code
 - b. subdivision and short plats
 - c. environmental regulations
 - d. shoreline regulations
 - e. development standards

D. Municipal Service and Potential Annexation Areas

1. Renton shall work with King County to define the city's POTENTIAL ANNEXATION and MUNICIPAL SERVICE AREAS and to adopt interlocal agreements between them which define how regional goals will be jointly achieved within those areas.
2. Renton agrees that it shall negotiate with King County to adopt a POTENTIAL ANNEXATION AREA interlocal agreement as part of the process of reviewing any major annexation proposal.
3. Renton agrees that it shall only include within it's POTENTIAL ANNEXATION AREA lands which conform to the following criteria:
 - a. The area is designated by the King County Comprehensive Plan Map as urban. Transitional areas can be included if redesignated to urban through the adopted Soos Creek Community Plan.
 - b. Agricultural districts, as designated on the Comprehensive Plan Map, shall not be included, unless continued management of the resource would be maintained or enhanced, through a legally binding agreement with Renton.

- c. Rural Land as designated on the Comprehensive Plan Map shall not be included.
- d. Areas which contain environmentally sensitive or other features which are addressed by King County protective policies and/or regulations may be included if Renton's environmental policies and/or regulations would provide the same or more protection or if Renton agrees to adopt the more restrictive policies and/or regulations of the County for the areas. Environmentally sensitive or other features include but are not limited to: wetlands, steep slopes, floodways, landslide areas, coal mine hazard areas, erosion hazards, shorelines, designated open space, and historic sites on the County's register.

VI. ADMINISTRATION OF THIS AGREEMENT

The responsibility for administering this agreement shall rest jointly with the King County Executive and the Mayor of the City of Renton through their respective designees. Within ten (10) days of the signing of this agreement, the designees shall inform each other of the name and address to be used in correspondence regarding this agreement. King County and Renton shall each be responsible for their own costs incurred pursuant to this agreement unless some other contractual arrangements are made.

VII. DURATION, TERMINATION AND AMENDMENT

This agreement shall become effective on the date of its mutual adoption by the parties and shall remain in effect until terminated in writing after thirty (30) days notice pursuant to legislative action of either party. This agreement may be amended only by express written agreement of both parties pursuant to legislative action by each.

KING COUNTY

CITY OF RENTON

 Tim Hill
 King County Executive

 Earl Clymer
 Mayor