

2/26/80

Proposed No:

80-295

ORDINANCE NO. 6252

AN ORDINANCE relating to Comprehensive Planning; adopting the East Sammamish Communities Plan; adopting the East Sammamish Area Zoning; amending the King County Sewerage General Plan (Ordinance 4035); amending the Pine Lake Area Zoning Guidelines (Ordinances 220 & 530); and adding a new section to K.C.C. 20.12.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

(1) The East Sammamish Plateau is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the East Sammamish Communities Plan and Area Zoning. The East Sammamish Communities Plan is a continuation of the program to plan area-by-area in King County.

(2) The East Sammamish Plateau is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

(3) King County, with the assistance of the East Sammamish Communities Plan Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the East Sammamish area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the East Sammamish Communities Plan and areawide zoning.

(4) The East Sammamish Communities Plan and areawide zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows: The East Sammamish Communities Plan, attached to Ordinance 6252 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area defined therein.

SECTION 2. The East Sammamish Communities Plan Area Zoning, attached to Ordinance 6252 as Appendix B, is adopted as the

1 official zoning control for that portion of unincorporated King
2 County defined therein.

3 SECTION 3. Ordinance 4035, previously adopting the King
4 County Sewerage General Plan, is hereby amended in accordance
5 with Section 1.

6 SECTION 4. Ordinances 220 and 530, previously adopting
7 area zoning for Pine Lake, are hereby amended in accordance
8 with Section 2.

9 INTRODUCED AND READ for the first time this 17th
10 day of March, 1980.

11 PASSED this 22nd day of December, 1982.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Lois North
15 Chairman

16 ATTEST:

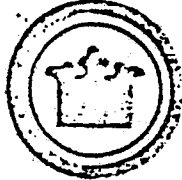
17 Gerald A. Patten
18 Deputy Clerk of the Council
19

20 APPROVED this _____ day of ~~DEEMED ENACTED WITHOUT~~, 1980.

COUNTY EXECUTIVE'S SIGNATURE

21 DATED: 1/7/83

22 _____
23 King County Executive



King County Executive
Randy Revelle

December 3, 1982

The Honorable Lois North
Chairman, King County Council

RE: Newcastle Community Plan

Dear Madam Chairman:

In April 1982, we transmitted the Proposed Newcastle Community Plan to the King County Council for review and approval. I also submitted the enclosed April, 1982 letter discussing the Executive recommendations on several major issues in the Plan. To keep Councilmembers informed of my views, on this important Plan, it is not appropriate to comment on the positions taken by the County Council's Newcastle Plan Panel.

During the Newcastle Panel's review of the Proposed Plan, I met with Executive Staff on several occasions to review new information brought forth by the Panel's analysis. The recommendations I am making to the full Council on the Panel's positions are based on both the information generated as the Plan was developed and that gathered through the Panel's review process. The recommendations reflect my overriding concern for the Cougar Mountain Regional Wildland Park and my desire to address the long term housing needs of the Newcastle Community.

Cougar Mountain Regional Wildland Park

In my original correspondence with the County Council, I stressed the importance of: (1) ensuring adequate funds are available for the Regional Park and (2) expanding the eastern Park boundary to include property between Claypit Peak and Anti-Aircraft Peak. Both of these issues remain important.

Since the failure of the PRO/Parks bond proposals, Executive Staff have been actively seeking other options for acquiring land for the Regional Park. These options include land trades, dedication through the permit process, and future options for bond proposals. Each option will be reviewed by the County Council at a later date.

Even though funding for the Regional Park is uncertain at this time, it is very important to include all the desirable property within the boundaries adopted for the Regional Park in the Newcastle Plan. During the Panel's review of the Plan, Planning and Parks Division staff presented my recommendations for an expanded boundary for the Regional Park. The expansion

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included an additional 362 acres from what was shown in the Cougar Mountain Regional Park Report. The property involved was in the area of the clay pit, including Lame Bear Swamp and the south slope of Anti-Aircraft Peak. The expansion was recommended because the area contains important view corridors, trails, and virgin forests. The expansion area is shown on the enclosed map.

The final recommendations of the Panel support the designation of large portions of Cougar Mountain as a Regional Park. The Panel majority (Councilmembers ~~Lajng~~ and Reams) recommended including only the southern 224 acres of the 362 acre, expansion area in the proposed Regional Park. The Panel majority apparently based their recommendation on a desire to allow for a village on the eastern portion of Cougar Mountain.

I have reviewed the information made available to the Panel before they arrived at their final recommendation. No data or analysis has been made available through Panel sessions which warrants reducing the area I originally proposed including in the Park. Consequently, for the reasons discussed in the enclosed letter, I respectfully urge the County Council approve the Park boundaries shown on the enclosed map.

Development on Cougar Mountain

In my April 1982, transmittal letter, I enthusiastically endorsed the "Chosen Plan Concept" (single village alternative) for Cougar Mountain. This position was based on extensive research, as well as personal visits to the community by air, car, and foot.

My recommendation was based on the fact that the development of a single village on Cougar Mountain adequately meets the housing needs of the Newcastle community well into the year 2000. Most importantly, it meets these needs in a manner which respects the integrity of the Cougar Mountain Regional Park.

During the Panel's deliberations on the question of village development on Cougar Mountain, we spent a good deal of time examining the information generated through the Panel sessions. This thorough examination has strengthened my conviction that only one village should be built on Cougar Mountain.

Even with the specific transportation conditions recommended by the Panel for each village, the adverse impacts of development on the Regional Park can not be eliminated. Because of the location of the eastern village site and the steep slopes in this area, access to development would most likely be through the Park. Even if such a road provided only a secondary access, the impact on the character of the Park would be extensive.

During the Panel review process, no new information was presented which demonstrated a need for the additional housing which could be developed if the multiple village concept were adopted. About 80,000 people are expected to be living in Newcastle in the year 2000. The single village, along with other development in the planning area, would accommodate about 133,500. The multiple village concept would allow for an additional 16,500

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people. Such an increase would be significant in the Cougar Mountain area because of the physical constraints of the land and the close proximity of village development to the Regional Park.

In addition to the above factors, it is important to give substantial weight to the proposals of the Newcastle Community Planning Committee, which ably represented the diverse interests in the Newcastle area. The process used by the Committee was thorough, equitable, and reasonable. The single village concept represents a responsible compromise made by the Committee after many months of discussions about development on Cougar Mountain.

The original Executive position recommended a single village be allowed during the life of the Newcastle Plan with all three village sites eligible for development of the village. I continue to support this position with one exception. The Panel review has convinced me that village development should be limited to the western or northern village sites. I strongly recommend excluding the eastern village site from consideration because of its impact on the Regional Park.

Master Plan Process and Criteria

Another issue related to Cougar Mountain village development is the process and criteria used to review specific development proposals. The Panel has recommended a procedure known as the master plan process and an accompanying set of criteria to be used to process village proposals.

The process emphasizes a thorough review of proposals by King County, adjacent jurisdictions, and the public. The criteria provide a set of targets to be used by the public and private sectors in establishing percentages for required open space and below market housing. The criteria also establish rules for requiring the private funding of capital projects when the need for such projects is created by the master plan or village proposal.

It is very important to include the master plan process and criteria in the adopted Newcastle Plan. I strongly support the Council Panel's recommendations on this issue.

Sewers on the East Renton Plateau

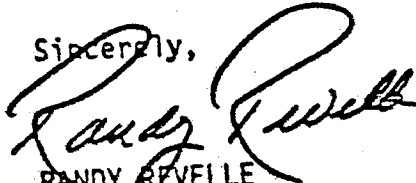
The proposed Newcastle Plan does not support the extension of sewers to the East Renton Plateau. In the enclosed transmittal letter, I recommended supporting the position taken by the Proposed Plan. The Panel's recommendation also supports this position. I therefore respectfully urge the King County Council to adopt the policies for the East Renton Plateau as written in the Proposed Plan and supported by the Panel.

I would like to take this opportunity to congratulate the Newcastle Panel for their diligent work on the Community Plan. They addressed a variety of complex issues openly, thoroughly, and responsibly.

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I would be happy to discuss my recommendations with you in more detail. If you have any questions about my recommendations or the proposed Newcastle Community Plan, please contact me or Rita Elway of my Executive Staff.

Sincerely,


RANDY REVELLE
King County Executive

RR:mmm

cc: King County Councilmembers
Members, Newcastle Community Planning Committee
Holly Miller, Director, Department of Planning and Community Development
ATTN: Harold Robertson, Manager, Planning Division
Tom Fitzsimmons, Program Development Manager
ATTN: Rita Elway, Staff Assistant



King County Executive
Randy Revelle

January 7, 1983

The Honorable Lois North
Chairman, King County Council
C O U R T H O U S E

RE: Newcastle and East Sammamish Community Plans

Dear Madam Chairman,

The Newcastle Community Plan, adopted December 20, 1982, and the East Sammamish Community Plan, adopted December 22, 1982, represent critical land use decisions which will have significant impacts on future growth in King County. Based on a thorough review, I have decided to veto the adopted Newcastle Plan because it does not promote balanced and responsible growth management in the Newcastle area. The fundamental purpose of my veto is not to reject outright the adopted Plan, but to provide the opportunity to refine the Plan to meet the legitimate environmental and development needs of the Newcastle area.

While I have several reservations about the adopted East Sammamish Plan, for the reasons discussed below I have decided to allow it to become law without my signature. The following discussion further explains my position on each Plan.

NEWCASTLE COMMUNITY PLAN

My fundamental support of responsible growth management and my commitment to a Regional Wildland Park on Cougar Mountain are the two major reasons for vetoing the adopted Newcastle Plan. The adopted Plan encourages unnecessary development in an area unsuited for major growth. Further, the adopted Newcastle Plan fails to ensure that the authorized village development will have to provide housing for a range of income levels, synchronize infrastructure with the village development, and safeguard against undue burdens on the taxpayers of King County. Finally, the adopted Plan is incompatible with the proposed Cougar Mountain Regional Wildland Park.

Village Development

On April 30, 1982, when I transmitted the enclosed letter and the proposed Newcastle Community Plan to the King County Council for review and adoption, I strongly supported developing only a single village on Cougar Mountain and establishing a Cougar Mountain Regional Wildland Park. I continue to support only a single village development because:

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- (1) A single village represents a realistic response to meeting the housing needs of the Newcastle community and King County;
- (2) A single village would not unreasonably impact the proposed Regional Wildland Park; and
- (3) The single village concept is supported by the majority of the Newcastle Community Planning Committee and the Newcastle community.

I respectfully urge the King County Council to restore the single village concept to the Newcastle Community Plan. Development of a single village on Cougar Mountain would adequately meet the housing needs of the Newcastle community well into the year 2000. It would also meet these needs in a manner which respects the essential integrity of the proposed Cougar Mountain Regional Wildland Park.

About 80,000 people are expected to be living in the Newcastle area in the year 2000. The single village, along with other development in the Newcastle planning area, would accommodate about 133,500 people. The multiple village concept would provide unnecessary capacity for an additional 16,500 people. Such an increase would have significant adverse impacts in the Cougar Mountain area because of the physical constraints of the land and the close proximity of village development to the Park. The substantial growth capacity of the adopted East Sammamish Community Plan makes more than one village on Cougar Mountain even more unnecessary.

In addition, it is important to give significant weight to the proposals of the Newcastle Community Planning Committee, which ably represented the diverse interests in the Newcastle area. The process used by the Committee was thorough, equitable, and reasonable. The single village concept represents a responsible compromise made by the Committee after many months of discussions about development and growth management on Cougar Mountain.

If the single village concept is not restored to the Plan by the County Council, then development of the two villages should be phased. The start of a second village could be contingent upon demonstrating that: 1) all facilities and services necessary for the first village are assured; and 2) the village center containing commercial, retail, educational, and civic uses is developing and will be completed commensurate with the population growth.

About 5,000 people will support the kinds of activities contemplated for the village center. Assuming a mix of seventy percent single-family and thirty percent multi-family housing, about 1,800 occupied units would be needed to support the village center activities. A similar phasing provision is included in the adopted East Sammamish Plan and would make development of two villages in the Newcastle area more acceptable.

On December 3, 1982, I sent the enclosed letter to the King County Council explaining my continued support for the single village concept for Cougar Mountain and the Regional Wildland Park. In my letter, I made one adjustment to my previous position. I recommended that the

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eastern village site be removed from consideration for village development because a village located on the eastern site would require construction of a road through the Regional Wildland Park and remove a critical area from the proposed Park.

The County Council's adopted Newcastle Plan would allow one or two villages to develop on any of the original three potential village sites. The prospect of a road through the core of the Regional Wildland Park is unacceptable. Also, I continue to support including in the Park all of the additional 362 acres I previously recommended to the County Council in the enclosed December 3, 1982 letter. In the adopted Newcastle Plan, the Council encouraged village development in "the least environmentally sensitive, undeveloped portions of Cougar Mountain." The Council needs only to be more explicit and delete the eastern village site to assure this criterion is met.

Master Plan Development Criteria

The adopted Newcastle Plan does not include the criteria proposed by the County Council Panel to guide master planned village development, even though the Cougar Mountain property owners did not contest them. The guidelines remaining in the adopted Plan are more general than the criteria and will not provide certain and explicit management of the impacts and costs of growth. The prospect that conditions of village development would be negotiated during the review of a specific proposal is cause for serious concern. Such a process is unpredictable for property owners and inadequately protects residents of the Newcastle area and King County.

The housing criteria omitted from the adopted Newcastle Plan by the County Council would result in housing for a range of income levels. Thirty percent of the total residential units would be used as a target in providing housing affordable to median, moderate, and low income persons.

The open space criteria would establish a target of forty percent of the overall master plan area to be preserved in open space. The criteria would also assure that capital improvements needed as a result of the village development would be provided by the master plan development. These improvements include water and sewer facilities, school sites, external access roads and internal streets, and drainage facilities. Finally, the criteria omitted by the County Council address phasing to synchronize facilities and services with development and financial planning to assure the needed improvements are completed.

For village development to be in the public interest, the master plan development criteria should be restored to the Plan. Such an action would be consistent with the County Council's action on the adopted East Lake Sammamish Plan, which includes all of the master plan development criteria.

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Cougar Mountain Regional Wildland Park

Achieving the proposed Cougar Mountain Regional Wildland Park will enable all citizens of King County to enjoy a precious natural resource. That important goal should not become clouded by unrealistically tying the Park to the development of villages on Cougar Mountain.

During the County Council's debate on the number of villages, Councilmembers discussed at length the dubious premise that by increasing the number of potential villages, King County would increase the possibility of obtaining the Regional Wildland Park property without paying for it. That simply is not the case. Owners of large parcels within the Park area have consistently stated their properties may be available for purchase or trade; they have not said they would dedicate all or even a significant portion of their land to King County.

The adopted Newcastle Plan states that "the master plan development may include areas recommended for inclusion within the Proposed Regional Park provided that land is dedicated to the County as open space." Although this may result in a small amount of land being dedicated for the Regional Wildland Park, dedication will not be the principal means of establishing the Park. King County residents will have to pay for the vast majority of the Park, either through trades or land purchases. A second or third village would not alter this basic fact.

We are actively exploring submittal of a Cougar Mountain Regional Wildland Park bond issue and/or re-submittal of a County-wide bond issue as additional options for achieving the Park. Each option will be submitted to the County Council at a later date.

Owners of the major land holdings on Cougar Mountain have suggested they may be willing to sign an option agreement with King County as a way of cooperating in our efforts to acquire the Park. This option agreement would only be available if the property owners generally support the final adopted Newcastle Plan. We plan to pursue the option agreement with the property owners and the County Council, as appropriate, as well as to explore the actual means of obtaining the Park land.

For the foregoing reasons, I respectfully request your careful and timely reconsideration of the Newcastle Community Plan. My staff and I are ready to assist the County Council in any way possible to achieve our common goal of meeting our growth management responsibilities to the residents of King County.

EAST SAMMAMISH COMMUNITY PLAN

The King County Council began reviewing the East Sammamish Community Plan in 1979 -- two and one-half years before my election as King County Executive. Because of the Council's long history with the Plan, I felt it would be appropriate for the County Council to continue its leadership role and inappropriate for me to take an active role in the Plan review process.

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Adoption of the East Sammamish Community Plan by the County Council resulted from many months of complex and difficult analysis. While I have reservations about the adopted Plan, because of the unanimous vote I have decided to defer to the Council's judgment and allow the adopting ordinance to become law without my signature. I would, however, like to summarize my reservations about the adopted Plan.

Growth Management

Similar to my concerns about the adopted Newcastle Plan, I am not convinced that the East Sammamish area needs a Plan that provides excessively for growth. The adopted East Sammamish Plan has ultimate capacity for about three times the population forecast for the area in the year 2000. That is particularly excessive, since the Newcastle Plan also provides ample growth capacity, even with only one village.

I am also concerned about the higher densities authorized in the Evans/Patterson Creek area (the Boeing property). Introducing one unit per acre densities into this rural area may cause pressure for similar densities throughout rural King County. This is particularly troublesome because the County Council has not yet considered a comprehensive rural land use policy. I plan to recommend such a policy to the Council this year as part of the General Development Guide.

I would also like to offer my views on two other aspects of the East Sammamish Plan -- master plan development and the plan development/review process.

Master Plan Development

Many residents of the East Sammamish area have expressed genuine fears about the potential impacts of development. They have raised legitimate concerns about the potential costs to surrounding residents, the impacts of higher density development on semi-rural lifestyles, and the dependability of cost estimates for the infrastructure necessary to support master plan development.

For those reasons, I believe the master plan criteria are very important to ensure acceptable development. I strongly support the County Council's inclusion of the criteria in the adopted East Sammamish Plan. As stated previously, I also respectfully urge the Council to include the criteria in the Newcastle Plan.

Plan Development/Review Process

Many people have expressed concerns to me about the development/review process used for the East Sammamish Plan. Opponents of the adopted Plan feel the 1978 Proposed East Sammamish Plan was treated unfairly. They believe the adopted Plan was developed with little citizen involvement. They also feel the Plan review process invited zoning changes to be made with less detailed analysis than is provided by the Department of Planning and Community Development in preparing the Area Zoning, or by the Hearing Examiner in the reclassification process.

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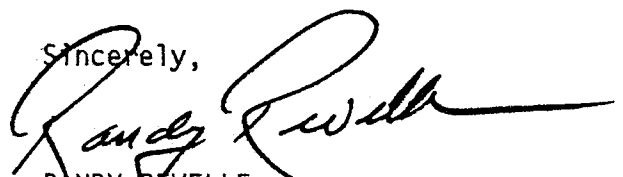
I realize that the alternatives developed for the East Sammamish area were reviewed at numerous public meetings and East Sammamish Panel work sessions. I am very concerned, however, about the bitterness that grew throughout the very long East Sammamish deliberations. Since the development/ review process contributed unnecessarily to this problem, I am committed to working with the County Council to improve the process for the future.

We will soon discuss with Councilmembers possible revisions to the community planning process for use in developing the Bear Creek and Snoqualmie Plans. Also, the 1983 Executive Work Program will include establishing a process for community plan updates. Finally, I hope to work with Councilmembers to evaluate the role of Executive department staff in the Council review and adoption process for community plans and area zoning.

I would like to take this opportunity to commend the King County Council for its diligent work on the East Sammamish and Newcastle Community Plans. Many complex issues were addressed thoughtfully and responsibly. We stand ready to work with the County Council in a cooperative effort to make the Newcastle Plan the blueprint for responsible development it can and should become.

If you have any questions about my veto of the Newcastle Plan or my comments on the East Sammamish Plan, please contact me personally or Holly Miller at 344-7503.

Sincerely,



RANDY REVELLE
King County Executive

RR:HR:mlm

Enclosures

cc: King County Councilmembers
 ATTN: Jerry Peterson, Council Administrator
 Harry Thomas, Deputy Executive
 King County Department Directors
 Tom Fitzsimmons, Manager, Program Development
 ATTN: Rita Elway, Staff Assistant