

December 19, 1988
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INTRODUCED BY: Audrey Gruger

PROPOSED NO. 88-913

ORDINANCE NO. **8801**

AN ORDINANCE adopting a temporary interim map and establishing interim subdivision and short-subdivision controls on properties in the Bear Creek Community Planning Area.

PREAMBLE:

For the purpose of effective comprehensive land use planning and regulation, including community planning, the King County Council makes these findings:

1. Unincorporated King County has experienced and will continue to experience population and employment growth resulting in competing demands for facilities and services, and requires land use planning and regulation.
2. The policy direction of the 1985 Comprehensive Plan for the Bear Creek and Snoqualmie area differs substantially from the existing zoning. The policies of the Comprehensive Plan direct the county to encourage urban growth in urban areas and conserve designated resource, rural and environmentally sensitive areas. The transition Area is to be designated as urban or rural through the community planning process.
3. A proposed community plan for the Bear Creek planning area is presently under consideration. This plan will establish specific land use and zoning for the Bear Creek area consistent with the 1985 Comprehensive Plan. Much public testimony has been received on the need for a short-term delay to review the principle issues and choices of the plan in light of recent evidence. Based on the public testimony and proposed Bear Creek Community Plan and area zoning, the King County Council finds that its planning and area zoning options would be foreclosed if King County allowed subdivision and short subdivision development before final adoption of the Bear Creek Community Plan and area zoning.
4. The King County 1985 Comprehensive Plan and the developing Bear Creek Community Plan provide for coordination and regulation of public and private development, transportation facilities and services, all of which bear a substantial relationship to and are necessary for the public health, safety and welfare of King County and its residents.
5. Subdivision of the properties under existing zoning, in advance of the adoption of the Bear Creek Community Plan and area zoning, would preclude consideration of significant and potentially desirable land use alternatives through the community planning process; set a development pattern which is not in the public interest, be inconsistent with the King County 1985 Comprehensive Plan and the proposed community plan, and based on environmental information now available to the county would lead to irreparable environmental damage in sensitive areas including the Bear/Evans Creek System and the east bluff of the plateau.

1 6. This interim ordinance to regulate the subdivision of land
2 is warranted as a temporary emergency measure to safeguard
3 the public welfare pending adoption of the new community
4 plans, as a safeguard against the loss of planning
5 alternatives presented to the public in the Comprehensive
6 Plan and the community planning process, and avoid severe
7 environmental damage.

8 BE IT ORDINANED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Interim Controls in the Bear Creek Planning Area.

10 The subdivision and short subdivision of lands shall not be
11 permitted in the Bear Creek community planning area as shown on
12 the attached map.

13 SECTION 2. Limit of Interim Controls. The interim controls
14 applied in Sections 1 will be in effect 60 days from the effective
15 date of this ordinance or the effective date of the Bear Creek
16 Community Plan whichever comes first.

17 SECTION 3. Waiver of advertising. Recognizing that limited
18 exceptions to notice requirements are made for interim zoning
19 ordinances pursuant to RCW 36.70.790, the county provides that the
20 temporary emergency provisions in this ordinance shall be
21 applicable notwithstanding the requirements of K.C.C. 1.24.110.

22 INTRODUCED AND READ for the first time this 12th
23 day of December, 1988.

24 PASSED this 19th day of December, 1988.

25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 Gary Grant
28 Chair

29 ATTEST:

30 Heidi Pittman
31 Deputy Clerk of the Council

32 APPROVED this 23rd day of December, 1988.

33 Jim Hill
King County Executive

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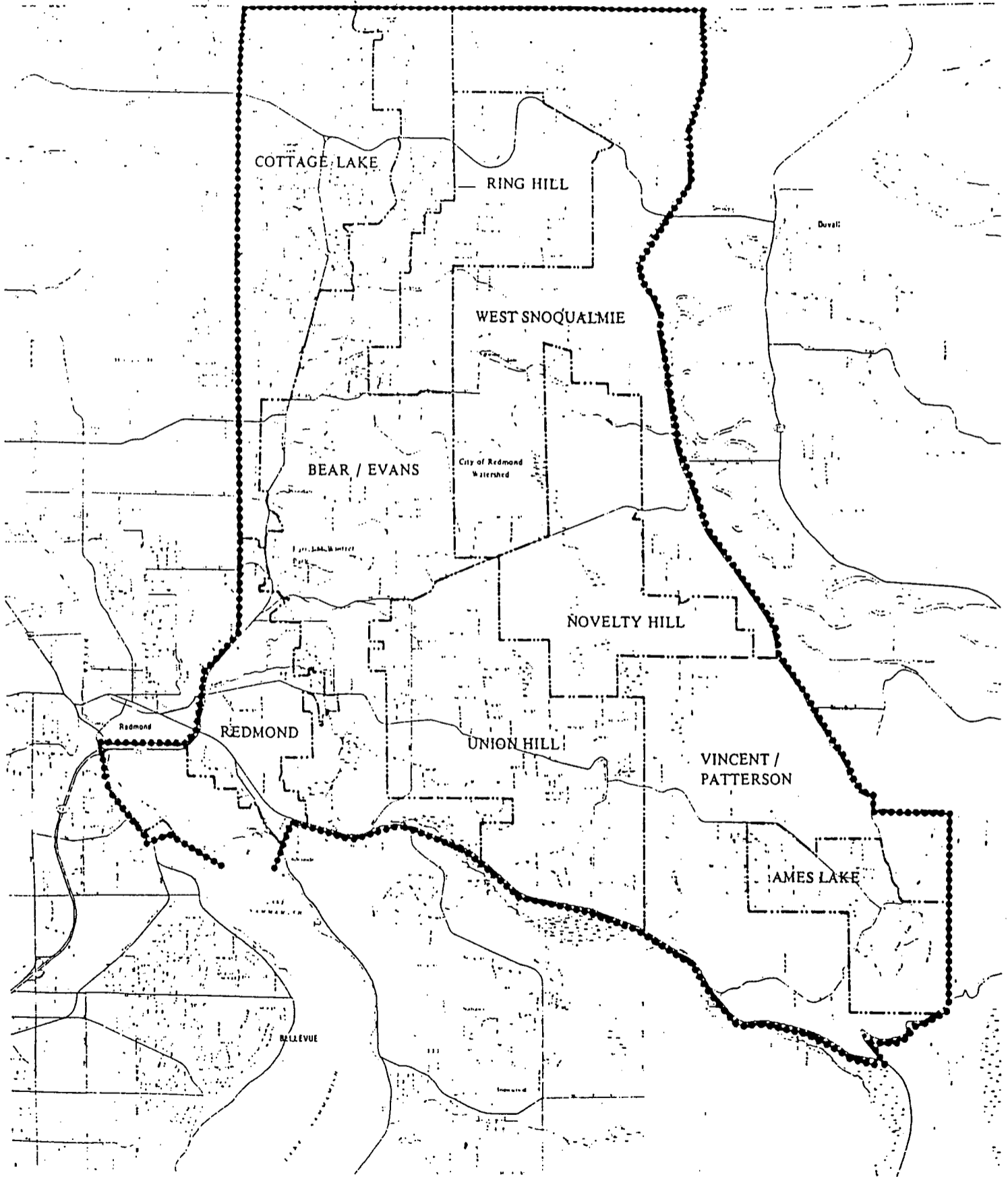
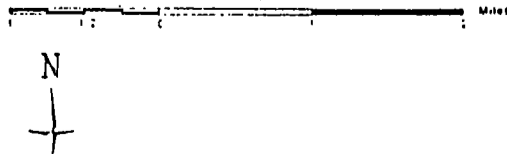


Figure 1

BEAR CREEK PLANNING AREA/SUBAREAS



Bear Creek

Community Plan
Proposed



**King County Executive
TIM HILL**

400 King County Courthouse
516 Third Avenue
Seattle, Washington 98104
(206) 344-4040

December 23, 1988

The Honorable Gary Grant, Chairman
King County Council
Room 402
C O U R T H O U S E

RE: Bear Creek Moratorium

Dear Councilmember Grant:

I have today signed the Bear Creek moratorium measure passed by the King County Council on December 19, 1988. I believe, however, that the moratorium will have little, if any, positive effect. In fact, the damage that the moratorium seeks to stop may already have been done. What is most important in Bear Creek is to act quickly to adopt the Community Plan.

I understand the sentiment that prompted the Council to adopt the Bear Creek moratorium. However, this action is too late to have a significant positive effect on the Bear Creek area. Further, the discussion and passage of the Bear Creek moratorium runs the risk of setting off a development application rush in other areas of the County where action is pending on zoning and land use controls. The area in most imminent danger is the environmentally sensitive Snoqualmie Valley.

The Bear Creek situation calls attention to a serious deficiency in the County's present zoning process. It takes too long for the County Council to consider and act on zoning proposals once they have been developed and submitted by the Executive. Often the result is what we have seen in the Bear Creek area. While the County Council is considering the new zoning proposal, those who would like to develop land in a way contrary to the proposal rush to submit development applications under the old rules. This is especially true when the Council, after months of staff work and consideration, begins the formal committee process that leads to adoption of the new regulations. The result is that the purpose and effect of the proposed zoning measures are thwarted before the Council acts.

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CLERK
KING COUNTY COUNCIL

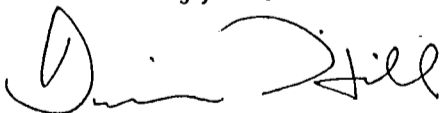
Gary Grant
December 23, 1988
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To minimize this effect in the future, the Council should adopt the Executive proposed zoning as "interim zoning" regulations at the time the proposal is submitted to the Council. Such action is provided for in State law. The Council can then consider in a more deliberate manner whether to permanently adopt the proposed zoning without fear of significant damage occurring. Unlike a moratorium, interim zoning would not prevent development from occurring, but it would restrict it in line with the proposed land use regulations.

Of immediate concern is the Snoqualmie Valley. Earlier this year I submitted the Executive Proposed Snoqualmie Valley Community Plan. This Plan was developed with extensive input from citizens, civic and governmental leaders, and the development community. In order to prevent the Bear Creek moratorium from touching off a development rush in the sensitive Snoqualmie Valley, I have directed the Parks, Planning, and Resources Department to prepare a proposed ordinance to put in place the interim zoning as proposed in the Snoqualmie Valley Community Plan.

In submitting the proposed Snoqualmie Valley interim zoning ordinance to the Council, I am aware that such a measure could result in increased pressure on the City of Snoqualmie to forward an annexation proposal to the Boundary Review Board. To avoid that, I call on the County Council to support joint City-County preparation of a comprehensive land use plan for the City of Snoqualmie as recommended weeks ago by Mayor Jean Hansen and myself. Adoption of the inter-local agreement, combined with Council adoption of interim zoning in the Snoqualmie Valley, will enable us to avoid the problems encountered in Bear Creek rather than deal with the question after much of the damage is done.

Sincerely,



Tim Hill
King County Executive

TH:LS:mm
LTR4

cc: King County Councilmembers

ATTN: Cal Hoggard, Program Director
Jerry Peterson, Administrator
Jean Hansen, Mayor, City of Snoqualmie
Jean Baldwin, Mayor, City of Duvall
Fritz Ribary, Mayor, City of North Bend
Alan Morris, Mayor, City of Carnation
Joe Nagel, Director, Department of Parks, Planning and Resources
ATTN: Lois Schwennesen, Manager, Planning and Community
Development Division