

January 27, 1989
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INTRODUCED BY:

RON SIMS
LOIS NORTH
BRUCE LAING

PROPOSED NO.: 89-110

ORDINANCE NO. **8832**

AN ORDINANCE establishing interim subdivision and short-subdivision controls on properties in the Snoqualmie Valley Community Planning Area and declaring an emergency.

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. The 1985 Comprehensive Plan directs the county to encourage urban growth in urban areas and conserve designated resource, rural and environmentally sensitive areas. The Snoqualmie area is designated as a rural area, and contains significant natural resources and environmentally sensitive areas.
2. The executive Proposed Snoqualmie Valley Community Plan and Area Zoning for the Snoqualmie planning area has been transmitted to the county council. The purpose of the Snoqualmie Valley Community Plan and Area Zoning is to augment and implement the 1985 Comprehensive Plan. It will update and provide more detailed policy guidelines for land use, transportation, and the environment that will be implemented through the simultaneous adoption of area-wide zoning. The policy direction of the 1985 Comprehensive Plan for the Snoqualmie area differs substantially from the existing zoning. The plan will seek to establish specific land use and zoning for the Snoqualmie Valley consistent with the 1985 Comprehensive Plan.
3. From January 1, 1988 through December 28, 1988, applications for 343 lots were filed with and accepted by King County Building and Land Division within the Snoqualmie planning area. On the last day of 1988, applications totalling an additional 666 lots were filed. This one day of permit activity is higher than any previous year for the Snoqualmie planning area. Continued subdivision of property under existing zoning, in advance of the adoption of the Snoqualmie Valley Community Plan and Area Zoning, will: preclude consideration of significant and potentially desirable land use alternatives by the county council during its review process, set a development pattern which may not be 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 Snoqualmie River, its tributaries and its flood plain. 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 Snoqualmie Valley Community Plan and Area Zoning.

- 1 4. The Puget Sound Council of Governments projects an average
 2 of 360 new housing units will be needed each year until
 3 the year 2000 within the Snoqualmie planning area. There
 4 are over 5000 approved unbuilt lots which will accommodate
 5 growth during the term of this interim ordinance. In
 6 addition, the interim zoning would allow for the creation
 7 of 28,000 housing units in the Snoqualmie planning area.
- 8 5. This interim ordinance to regulate the subdivision of land
 9 is warranted as a temporary emergency measure to safeguard
 10 the public welfare pending adoption of the new community
 11 plan and as a safeguard against the loss of planning
 12 alternatives presented to the public in the community
 13 planning process.

14 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

15 SECTION 1. Interim Controls in the Snoqualmie Planning Area.

16 The subdivision and short subdivision of land currently within
 17 the Snoqualmie Valley planning area shall be limited to the land
 18 use and zoning contained in the executive Proposed Snoqualmie
 19 Valley Community Plan included as Attachment A.

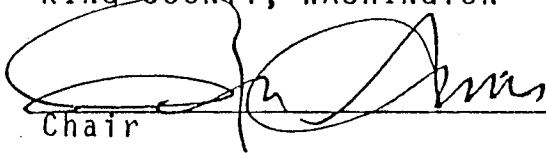
20 SECTION 2. Limit of Interim Controls. The interim controls
 21 applied in Section 1 shall be in effect for 12 months from the
 22 effective date of this ordinance or until the adoption of the
 23 Snoqualmie Valley Community Plan whichever comes first.

24 SECTION 3. The county council finds as a fact and declares
 25 that an emergency exists and that this ordinance is necessary for
 26 the immediate preservation of public peace, health or safety or
 27 for the support of county government and its existing public
 28 institutions.

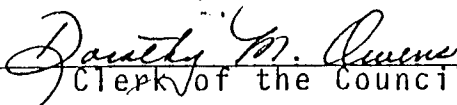
29 INTRODUCED AND READ for the first time this 30th day
 30 of January, 1989.

31 PASSED this 30th day of January, 19 89
 32 at 10:46 A.M.

33 KING COUNTY COUNCIL
 KING COUNTY, WASHINGTON

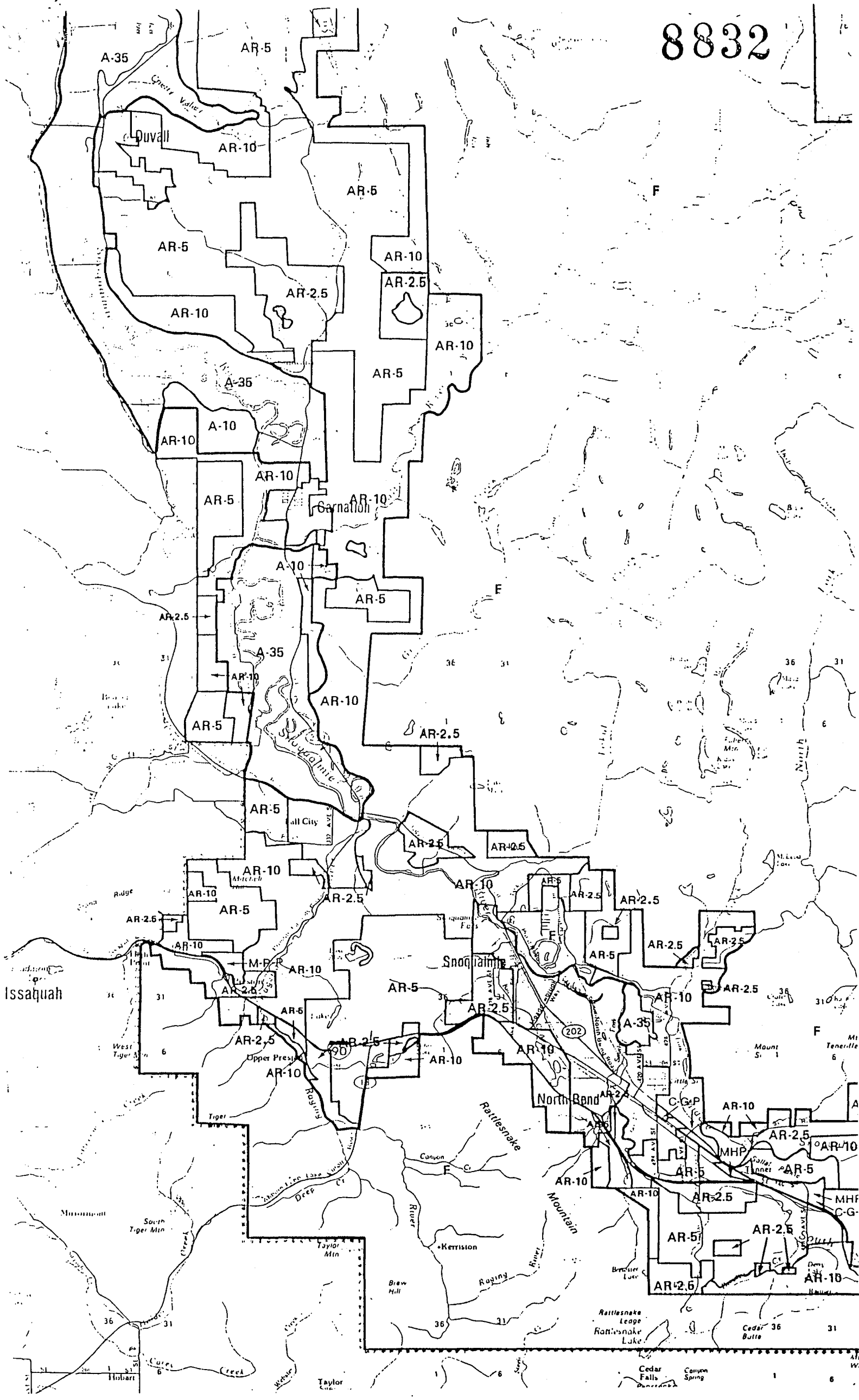

 Chair

ATTEST:

34 
 Clerk of the Council

35 APPROVED this 30th day of January, 19 89


 King County Executive



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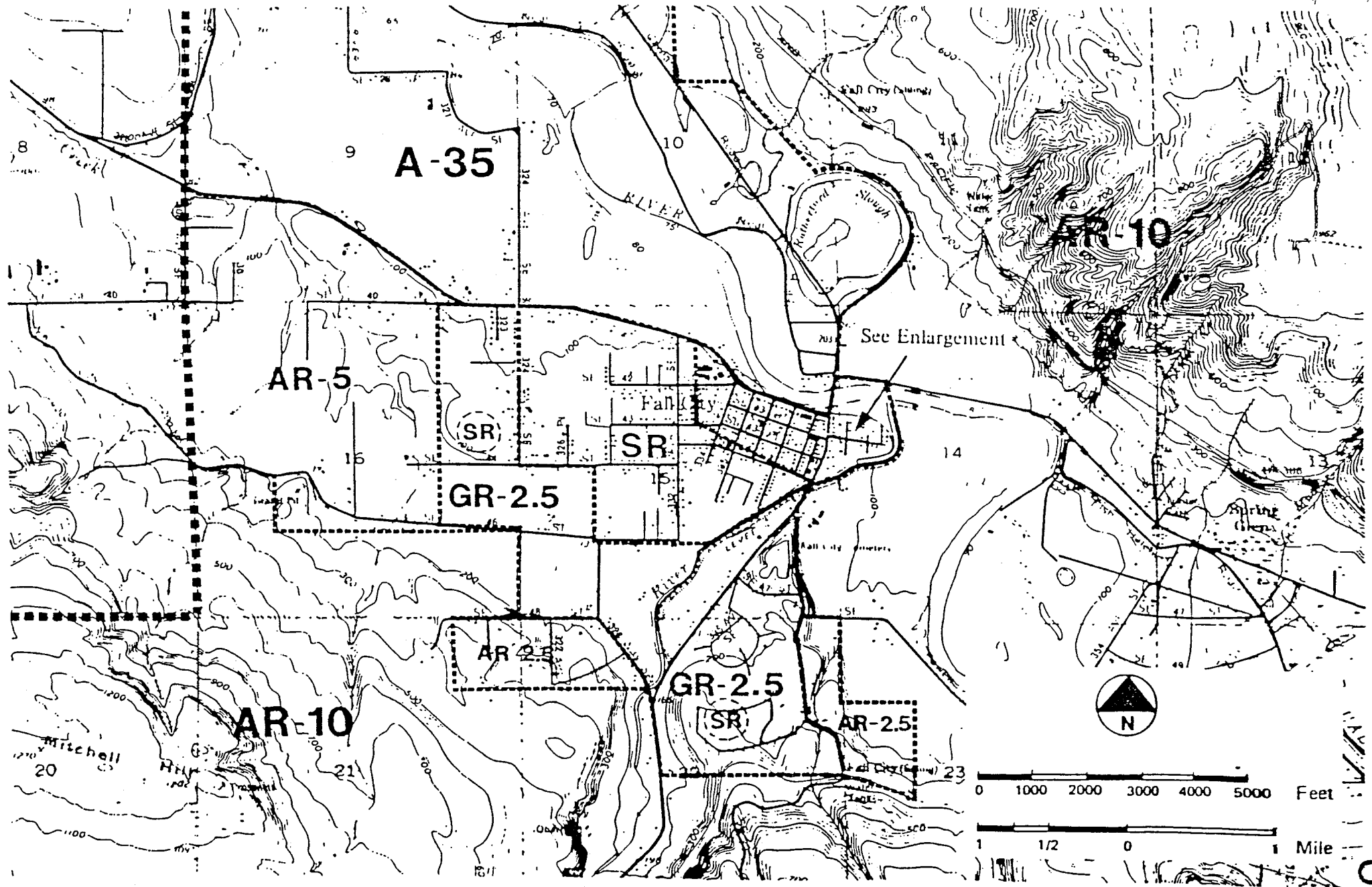
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ATTACHMENT A-2

FALL CITY: RURAL ACTIVITY CENTER, PROPOSED ZONING

8832

DOWNTOWN FALL CITY, PROPOSED ZONING

