

ORDINANCE NO. **10746**

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AN ORDINANCE extending the expiration date, and modifying the terms of, interim zoning in the East Sammamish community planning area, amending Ordinance 6252 and K.C.C. 20.12.340 as amended

FINDINGS:

For the purpose of effective land use planning and regulation in the East Sammamish community planning area, the King County council finds that:

1. An update of the East Sammamish Community Plan and Area Zoning was initiated on December 18, 1989 by Council Motion 7771. The purpose of the East Sammamish Community Plan and Area Zoning is to implement and amend the 1985 King County Comprehensive Plan. It will update and provide more detailed policy guidelines for land use, the environment and transportation which will be implemented through the simultaneous adoption of area-wide zoning. Public workshops and regular Citizens Advisory Committee (CAC) meetings began in July 1990. The planning process for the update included participation by local residents serving on a CAC and attending public meetings; cooperative planning between the county and the Cities of Redmond and Issaquah; and consideration of regional plans and intergovernmental agreements. The updated plan and area zoning was completed by the planning and community development division and transmitted by the King County executive to the King County council on July 29, 1992.

The East Sammamish community planning area has experienced one of the highest rates of growth in King County. The 1991 Annual Growth Report reported a 157 percent population increase for the planning area from 1980 to 1990. The planning area's population grew from 12,300 in 1980 to 31,851 in 1990, and is forecast to exceed 40,000 by the year 2000 and 73,000 by 2020. While the population increase was anticipated by the 1982 East Sammamish Community Plan, the magnitude of the resulting impacts upon the area's infrastructure and environment was not adequately understood. The rapid rate of growth has strained the area's public services and facilities, including roads, sewers, water supplies and schools, and it has caused environmental damage and harm to public resources.

2. On March 17, 1992 the King County council adopted interim zoning for the East Sammamish community planning area by enacting Ordinance 10298. The interim zoning will expire on March 31, 1993. Because of the community plan update schedule, a new plan and area zoning cannot be in place before May 31, 1993.

1 3. The East Sammamish community plan update and area
2 zoning were transmitted by the King County executive
3 to the King County council on July 29, 1992. A panel
4 of councilmembers formed to review the proposed plan
5 and area zoning began its work on October 13th and a
6 public hearing was held on October 26. Since
7 that time the East Sammamish panel has held 25 working
8 meetings and met three times with members of the
9 Issaquah city council. The panel has completed its
10 initial consideration of the East Sammamish community
11 plan update, made preliminary recommendations on all
12 of the proposed policies and has begun its
13 consideration of the proposed area zoning.

14 4. The East Sammamish panel has scheduled 9 meetings
15 for the month of March in order to complete its
16 consideration of the proposed area zoning and to
17 transmit its final recommendations to the full
18 council.

19 5. Based upon the East Sammamish panel's preliminary
20 recommendations on the proposed policies, production
21 of the final environmental impact statement is
22 underway.

23 6. The interim zoning adopted by Ordinance 10298 will
24 expire on March 31, 1993, several months before the
25 community plan update can be acted upon by the King
26 County council. Extension of interim zoning, pending
27 adoption of the East Sammamish Community plan update
28 and area zoning, is necessary to provide King County
29 with the opportunity to effectively consider changing
30 the zoning in the planning area, and to coordinate
31 surface water management and transportation capital
32 improvements with the community plan update. Without
33 interim zoning, King County's ability to consider and
34 then implement the recommendations of the community
35 planning and area zoning process will be seriously
36 compromised.

37 King County's experience has been that without interim
38 zoning, by the time of adoption of a proposed
39 community plan and area zoning, planning options are
40 precluded because of development occurring under the
41 previously existing zoning. For example, the Bear
42 Creek Community Plan and Area Zoning was transmitted
43 by the executive in August 1987, and adopted by the
44 council in January 1989.

45 Between August 1987 and January 1989, development
46 applications for 1100 lots on 1500 acres were
47 submitted under the preexisting urban zoning, not the
48 proposed rural zoning. The zoning adopted for this
49 area by the council was primarily rural. King County
50 was not able to effectuate this zoning because of the
51 development that occurred under the previous urban
52 zone. In the East Sammamish planning area, plat
53 applications for over 4000 lots were vested under the
54 1982 zoning before the effective date of interim
55 zoning under Ordinance 9365.

1 7. Unless interim zoning is continued until adoption
2 of the East Sammamish community plan update and area
3 zoning, King County's opportunity to implement the
4 1985 King County comprehensive plan, to consider land
5 use and zoning options to protect wildlife and address
6 flooding and erosion in stream corridors, to establish
7 urban separators, to exercise growth phasing to
8 discourage development until facilities and services
9 are available, to promote affordable housing choices
10 and transit use through efficient land use patterns
11 and densities supported by adequate facilities and
12 services will be foreclosed. In addition, growth
13 occurring under the 1982 area zoning will overwhelm
14 public water supplies, transportation facilities and
15 schools.

16 8. The extension of the interim zoning adopted by this
17 ordinance is necessary to protect the public health,
18 safety and welfare, in light of the extraordinary
19 progress King County has already made in trying to
20 comply with the original timetables set by Motion
21 7771, Ordinance 9365 and Ordinance 10298, the water
22 district moratorium on new certificates of water
23 availability, the need to reach community closure on
24 growth issues, and the need for adequate council
25 review of the executive proposed East Sammamish
26 community plan update and area zoning.

27 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

28 SECTION 1. Ordinance 6252, as amended, and K.C.C.

29 20.12.340 are amended to read as follows:

30 East Sammamish Community Plan. A. The East Sammamish
31 Communities Plan, attached to Ordinance 6252 as Appendix A,
32 is adopted as an amplification and augmentation of the
33 Comprehensive Plan for King County and as such constitutes
34 official county policy for the geographic area defined
35 therein.

36 B. The East Sammamish Communities Plan Area Zoning,
37 attached to Ordinance 6252 as Appendix B, is adopted as the
38 official zoning control for that portion of unincorporated
39 King County defined therein.

40 C. Ordinance 4035, previously adopting the King
41 County Sewerage General Plan, is hereby amended in
42 accordance with subsection A.

1 D. Ordinances 220 and 530, previously adopting area
2 zoning for Pine Lake, are hereby amended in accordance with
3 subsection B.

4 E. The land use management attached to Ordinance
5 7580 as Appendix A, is adopted as an amendment to the East
6 Sammamish Communities Plan.

7 F. An amendment to the East Sammamish Area Zoning,
8 attached to Ordinance 7580 as Appendix B is adopted as the
9 official zoning control for that portion of unincorporated
10 King County defined therein.

11 G. Interim zoning is adopted as official zoning
12 control for portions of unincorporated King County as
13 follows:

14 1. Interim zoning for certain areas in the East
15 Sammamish Planning Area as specified in Ordinance 9365,
16 Section 1, and amended by Ordinance 10298, Section 1; and

17 2. Interim P-Suffix conditions as specified in
18 Ordinance 9365, Section 2 and amended by Ordinance 10298,
19 Section 2.

20 3. The interim zoning shall be in effect until
21 the earlier of ((January 31)) May 31, 1993 or the effective
22 date of an ordinance adopting an update to the 1982 East
23 Sammamish Community Plan and Area Zoning ((provided that:

24 a. ~~The interim zoning shall be extended until~~
25 ~~March 31, 1993 if the council committee or panel reviewing~~
26 ~~the proposed update has failed to transmit a recommendation~~
27 ~~slip to the clerk of the council signed by a majority of~~
28 ~~its members by October 31, 1992.~~

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~~b. A proposed East Sammamish Community Plan Update and Area Zoning shall be submitted to the county council no later than July 31, 1992. In the event that no proposed plan is submitted by that date, the interim zoning shall expire on August 1, 1992).~~

INTRODUCED AND READ for the first time this 22nd day of February, 1993

PASSED this 8th day of February, 1993

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Cynthia Sullivan
VICE Chair

ATTEST:

Gerald C. Peterson
Clerk of the Council

APPROVED this 18TH day of March, 1993.

Don Dill
King County Executive