

November 29, 1993  
BearCrkCP.hdm.ssj  
clerk

Introduced by: Barden

Proposed No.: 93-822

**11145**

ORDINANCE NO.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

AN ORDINANCE directing the Department of Parks, Planning and Resources, Planning and Community Development Division, to consider a plan revision study, and establishing the scope, schedule, and process for consideration of a proposed amendment to the Bear Creek Community Plan.

FINDINGS:

1. In 1989 the King County council adopted the Bear Creek Community Plan and Area Zoning.
2. The Bear Creek Community Plan designates the Novelty Hill subarea as an urban activity center, to be implemented through master planned development, in order to provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek.
3. The owners of the Blakely Ridge and Northridge MPD sites have each submitted Pre-Development Applications for master planned developments.
4. The Bear Creek Community Plan sets forth certain MPD conditions precedent to rezoning, the substantive provisions of which continue to be applicable for purposes of considering UPD permit applications for the Novelty Hill MPD sites under the 1993 zoning code.
5. The Bear Creek Community Plan provides at page 140 that, prior to approval of the MPDs, contracts must be signed for both the construction of additional lanes for the existing bridge or a new bridge over the Sammamish River and the SR 520/SR 202 interchanges.
6. Since adoption of the Bear Creek Community Plan the State of Washington has adopted provisions of the Growth Management Act mandating concurrency in transportation and other improvements, which address the same subject as the Bear Creek Community Plan MPD condition relating to SR 520/SR 202.
7. Since adoption of the Bear Creek Community Plan, projects generating significant additional traffic have been approved in the vicinity of the SR 520/SR 202 interchange, without the imposition of a condition similar to that imposed on the Novelty Hill MPDs.
8. From 1989 through summer 1991 the owners of the Novelty Hill MPD sites provided a substantial portion of the funding to complete pre-engineering and environmental review of the SR 520/SR 202 project.
9. All necessary permits from King County have been issued for the SR 520/SR 202 project, and funding for the project is beyond the control of both the county and the MPD applicants.

1 10. Staff in the Transportation Division of the Public Works  
2 Department have recommended amendment of the SR 520/SR 202  
3 condition in order to clarify the conditions applicable to  
4 approval of UPD permits for the MPD sites, and to bring the SR  
5 520/SR 202 condition into closer conformance with the  
6 concurrency requirements presently imposed upon other projects.

7 11. The council finds that changes in Washington State law and  
8 the establishment of countywide concurrency requirements for  
9 transportation improvements may constitute circumstances  
10 substantially and materially different from those anticipated  
11 or contemplated by the community plan.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. A. The parks, planning and resources  
14 department is hereby directed to consider a plan revision study  
15 of the following proposed amendment to the conditions precedent  
16 to rezoning set forth at page 140 of the Bear Creek Community  
17 Plan and Area Zoning:

- 18 1. A project level EIS has been completed;
- 19 2. compliance with conditions of approval identified in  
20 Sections 3-10 of the MPD conditions can be  
21 demonstrated;
- 22 3. water and sewer comprehensive plans for the MPD  
23 properties have been approved;
- 24 4. a determination has been made as to the off-site  
25 road improvements that the MPD developers will  
26 provide to mitigate the impacts of the MPD's, and  
27 for which as to the off-site road improvements,  
28 including but not limited to the SR 520 Sammamish  
29 River bridge and the SR 520/SR 202 interchange, for  
30 which the developers will pay fees in lieu of  
31 improvement.
- 32 5. ~~contracts are signed for both the construction of~~  
33 ~~additional lanes for the existing bridge or a new~~  
34 ~~bridge over the Sammamish River and the SR 520/SR~~  
35 ~~202 interchange.~~

36 B. The planning and community development division of the  
37 parks, planning and resources department shall coordinate  
38 review of the proposed amendment by other county departments  
39 and any affected agencies, and shall designate the responsible  
40 official for purposes of environmental review of the proposed  
41 amendment.

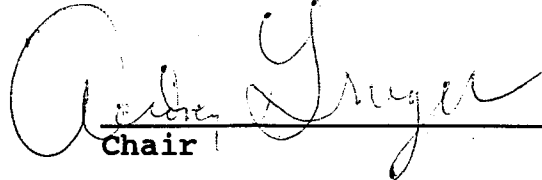
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

C. Not later than December 13, 1993, the department of parks, planning and resources is requested to submit to the county council its findings as to whether or not a plan revision study is needed, whether a supplemental EIS would be required and a suggested schedule for said study if needed.


INTRODUCED AND READ for the first time this 8<sup>th</sup> day of November, 1993.

PASSED this 29<sup>th</sup> day of November, 1993

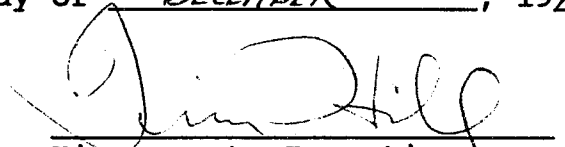
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

APPROVED this 9<sup>th</sup> day of DECEMBER, 1993.

  
King County Executive

Attachments:  
None