

ORDINANCE NO. **11557**

AN ORDINANCE relating to the Interim
Urban Growth Area under RCW 36.70.A.110(4)
and amending King County
Ordinance No. 11110 and KCC 20.12.455

FINDINGS:

1. The State of Washington Growth Management Act (GMA), RCW 36.70A.110(4), required King County to designate Interim Urban Growth Areas (IUGA).

2. On November 8, 1993, the King County Council adopted Ordinance 11110 which designates an IUGA for King County and establishes interim development regulations on certain properties located outside the IUGA.

3. The adequacy of King County's county-wide map used to designate the IUGA was challenged before the Central Puget Sound Growth Management Hearings Board (the Board) by the City of Black Diamond. The petitioners alleged that Ordinance 11110 does not identify the Interim Urban Growth Area with sufficient precision, and does not contain all City incorporated areas within the IUGA.

4. On June 6, 1994, the Board ordered King County to amend the map attached to Ordinance 11110 by including an accurate label and editing the narrative. The Board also instructed King County to add to the IUGA that portion of the City of Black Diamond's watershed (which has been annexed by the City of Black Diamond) that was excluded from the original IUGA. King County was ordered by the board to take action on or before November 1, 1994.

5. Adoption of this ordinance will constitute the county's actions to comply with the ruling of the Board and the requirements of the GMA.

6. The map entitled Amended Interim Urban Growth Area and Areas Under Interim Controls, attached hereto as Exhibit A, is a reduction of the map identifying parcel boundaries which is available for viewing at the offices of the King County Planning and Community Development Division. The narrative on the attached map has been edited to reflect this relationship.

7. The City of Black Diamond watershed in its entirety is included in the IUGA as shown on Exhibit A.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

1
2 SECTION 1. Ordinance 11110, Sections 1,2, and 3, and KCC 20.12.455 are
3 hereby amended to read as follows: Designation of amended interim urban growth
4 areas. The interim urban growth areas for King County are shown on the map in
5 Attachments A, as amended in Ordinance 11557, A-1, and A-2, provided that,
6 upon completion of the planning committed to in the 1990 agreement between the
7 City of Snoqualmie and the county, the county will designate as part of the City
8 of Snoqualmie's UGA any area in the Joint Planning Area agreed to be urban by
9 the county and the City.

10 A. Interim residential development controls in "Areas Under Interim
11 Controls." The subdivision and short subdivision of land within the "Areas
12 Under Interim Controls" as shown in Attachment A, as amended in Ordinance No.
13 11557, shall be limited to the creation of lots no smaller than five acres
14 in size except for the GR-5 and GR-2.5 zones. In the GR-5 and GR-2.5 zones, the
15 subdivision of properties in the "Areas Under Interim Controls" shall be limited
16 to the creation of lots no smaller than 5 acres or to clustered subdivisions or
17 short subdivisions at a density of one home per 5 acres subject to the
18 provisions of KCC 21.21A.080. Common open space created by clustering shall be
19 designated a permanent rural open space tract pursuant to KCC 21.21A.070.
20 Planned unit development shall not be permitted.
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1 B. King County shall not approve or support applications for new
2 sewer or water district franchises or sewer service extensions which include any
3 properties within the "Areas Under Interim Controls" as shown in Attachment A,
4 as amended in Ordinance No. 11557.

5 C. Limit of interim controls. The controls specified in Section 2
6 shall expire December 31, 1994 unless earlier repealed by the King County
7 Council upon its adoption of permanent urban growth areas and development
8 regulations as part of the comprehensive plan required by the growth management
9 act.

10 INTRODUCED AND READ for the first time this 17th day of October
11 1994.

12 PASSED by a vote of 10 to 0 this 31st day of October,
13 1994.

14 KING COUNTY COUNCIL
15 KING COUNTY, WASHINGTON

16 Kent Pullen
17 Chair

18 ATTEST:

19 Gerald A. Felton
20 Clerk of the Council

21 APPROVED this 7th day of November, 1994.

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23
24 Greg Lohse
25 King County Executive

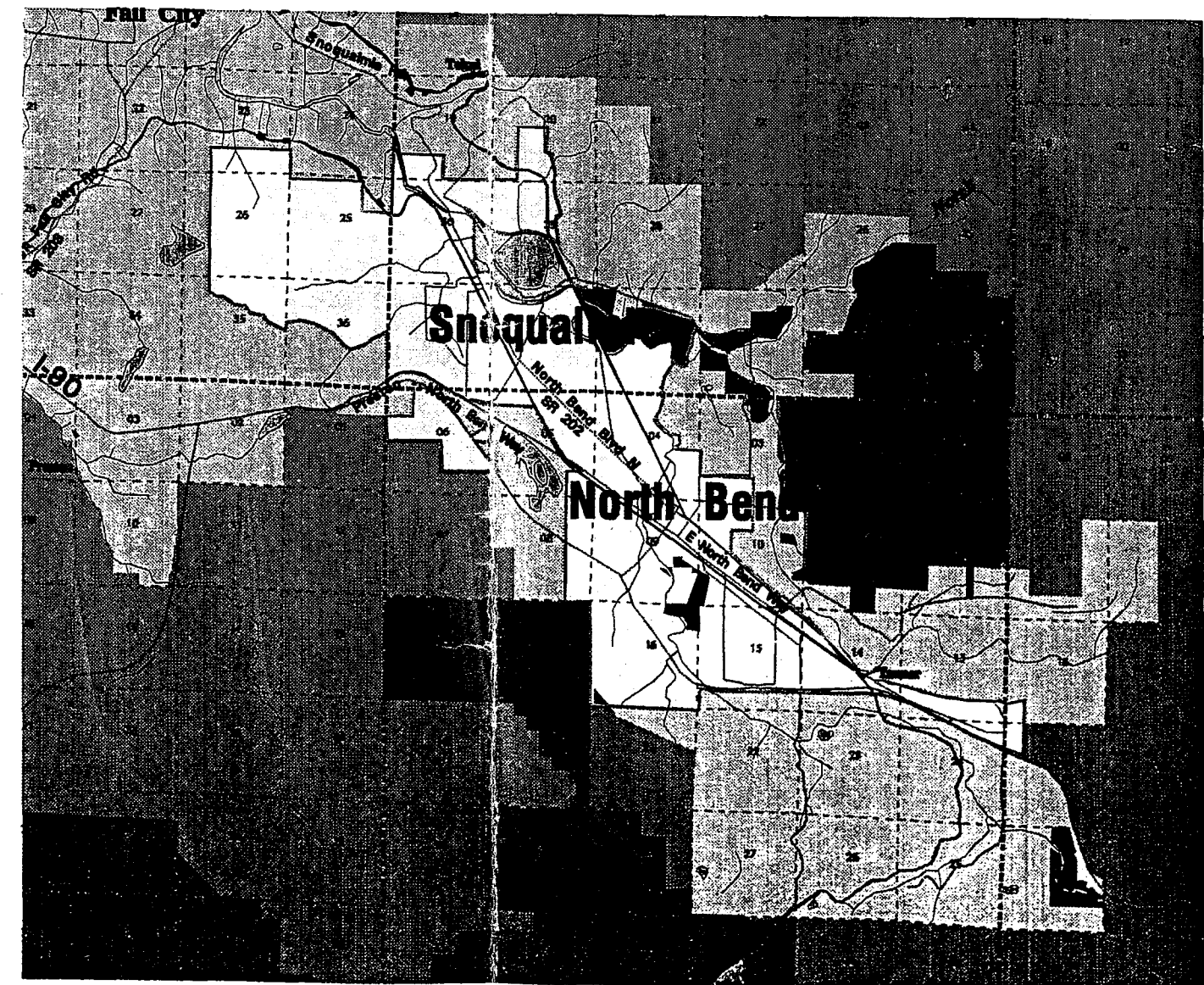
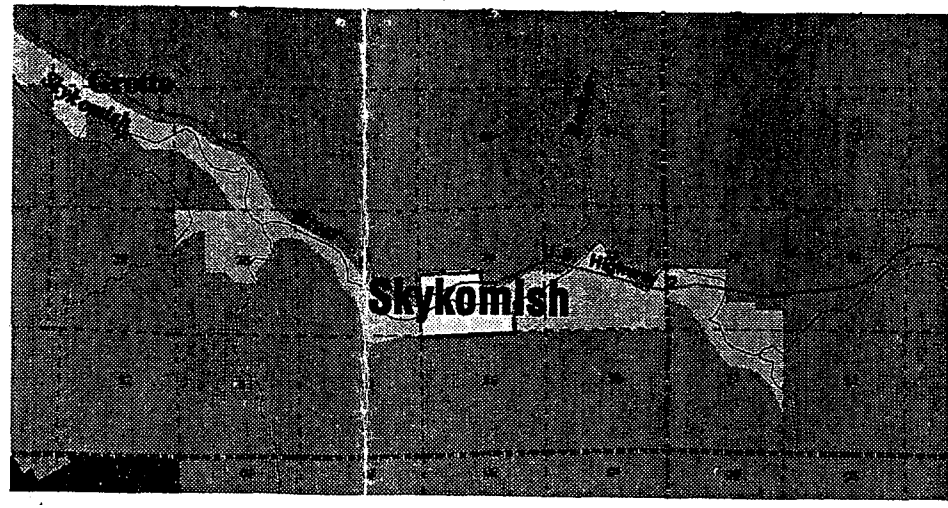
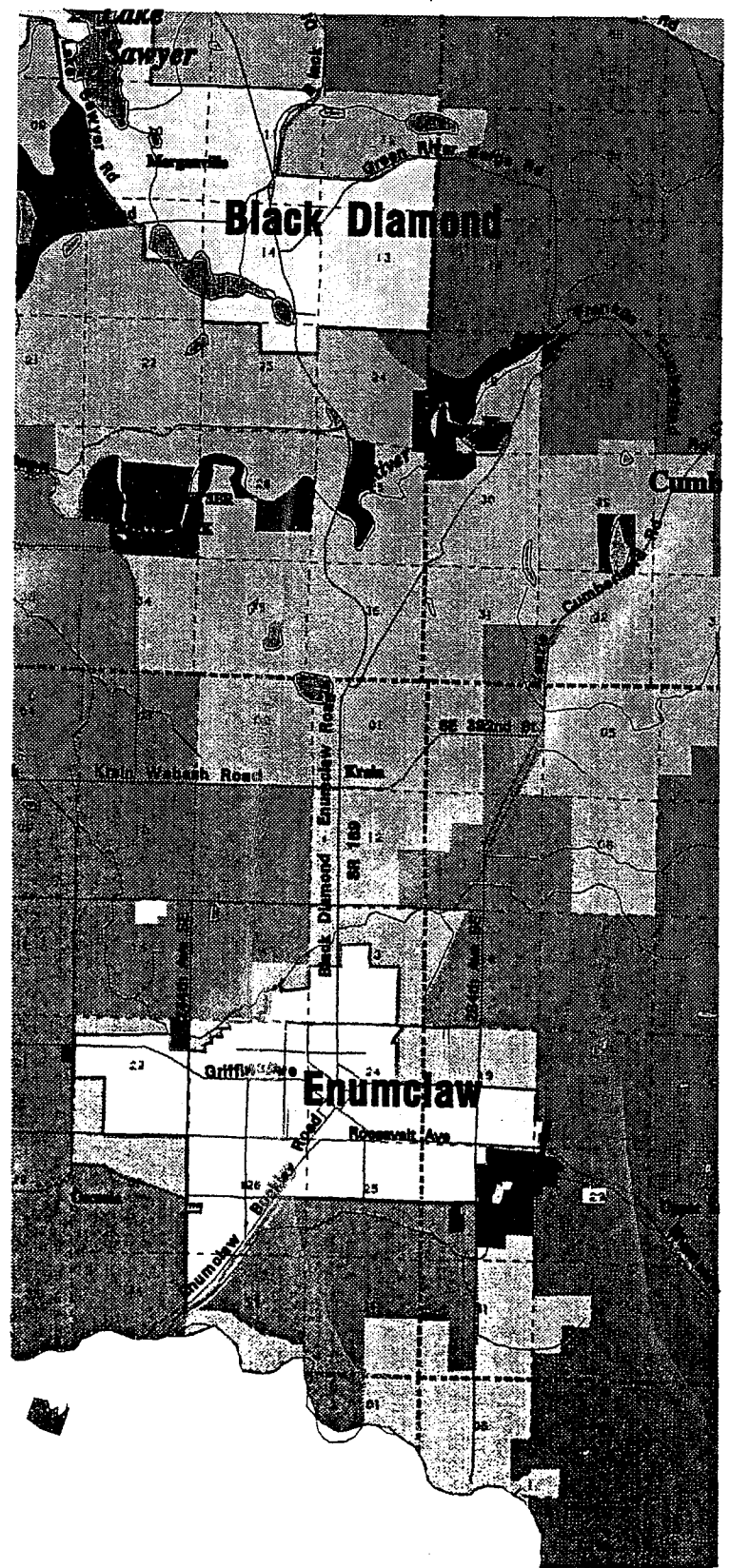
26 Attachments:















27 A - Amended, Interim Urban Growth Areas and Areas Under Interim Controls.
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Interim Urban Growth Area & Areas Under Interim Controls

Map 4 of 4
Enumclaw, Skykomish
Snoqualmie & North Bend

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-  URBAN GROWTH AREA
-  Unincorporated Activity Centers
-  Incorporated Cities
-  Urban Centers
-  Proposed Urban Growth Area Line
-  RURAL AREA
-  Areas Under Interim Controls
-  Rural Towns
-  Forest Production Districts
-  Agricultural Production Districts
-  OPEN SPACE
-  Municipal Watersheds
-  Muckleshoot Indian Reservation
-  Water Bodies

Source: Planning and Community Development Division
This map is intended for illustrative purposes only to depict the County's IUGAs and is not guaranteed to show accurate measurements. Precise information on the location of the IUGA boundaries is available from the King County Planning and Community Development Division, 707 Smith Tower, 508 2nd Ave, Seattle WA 98104. Telephone: 296-8640 or 296-8777.
This map is in four parts. A black and white version of the map is available free of charge at the above number. Colored maps can be purchased for \$2.50 per map.

 **King County**
Parks, Planning and Resources Department

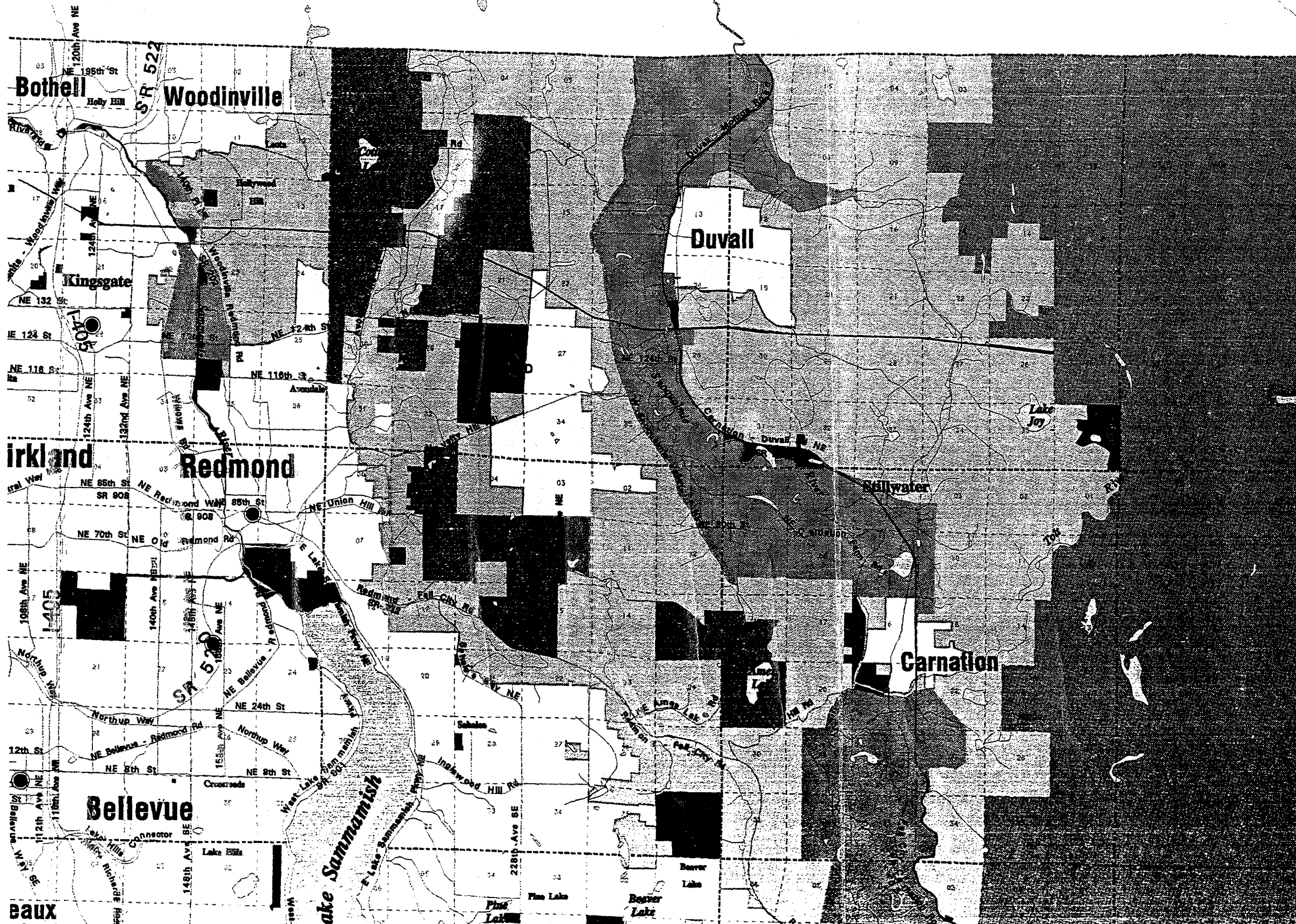
















City of Newport Hills Incorporation effective late 1994.
City of Black Diamond to provide updated Joint Planning Area of 3,000 acres.
Open Space layer may be incomplete.
Mineral Resource Sites: See Mineral Resources Map

Interim Urban Growth Area & Areas Under Interim Controls

Map 1 of 4 - North

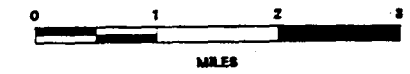
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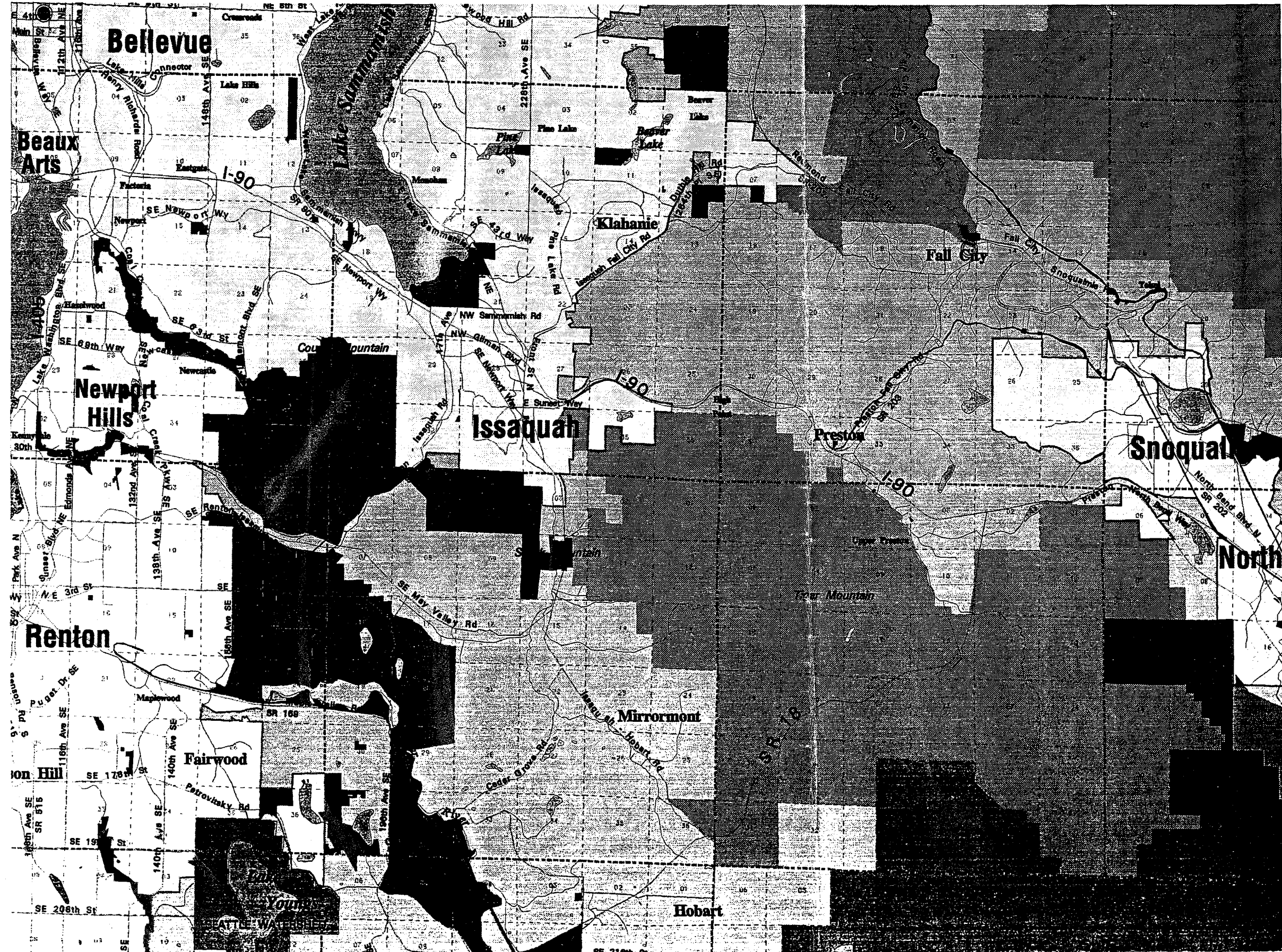
















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Interim Urban Growth Area & Areas Under Interim Controls

Map 2 of 4 - Central

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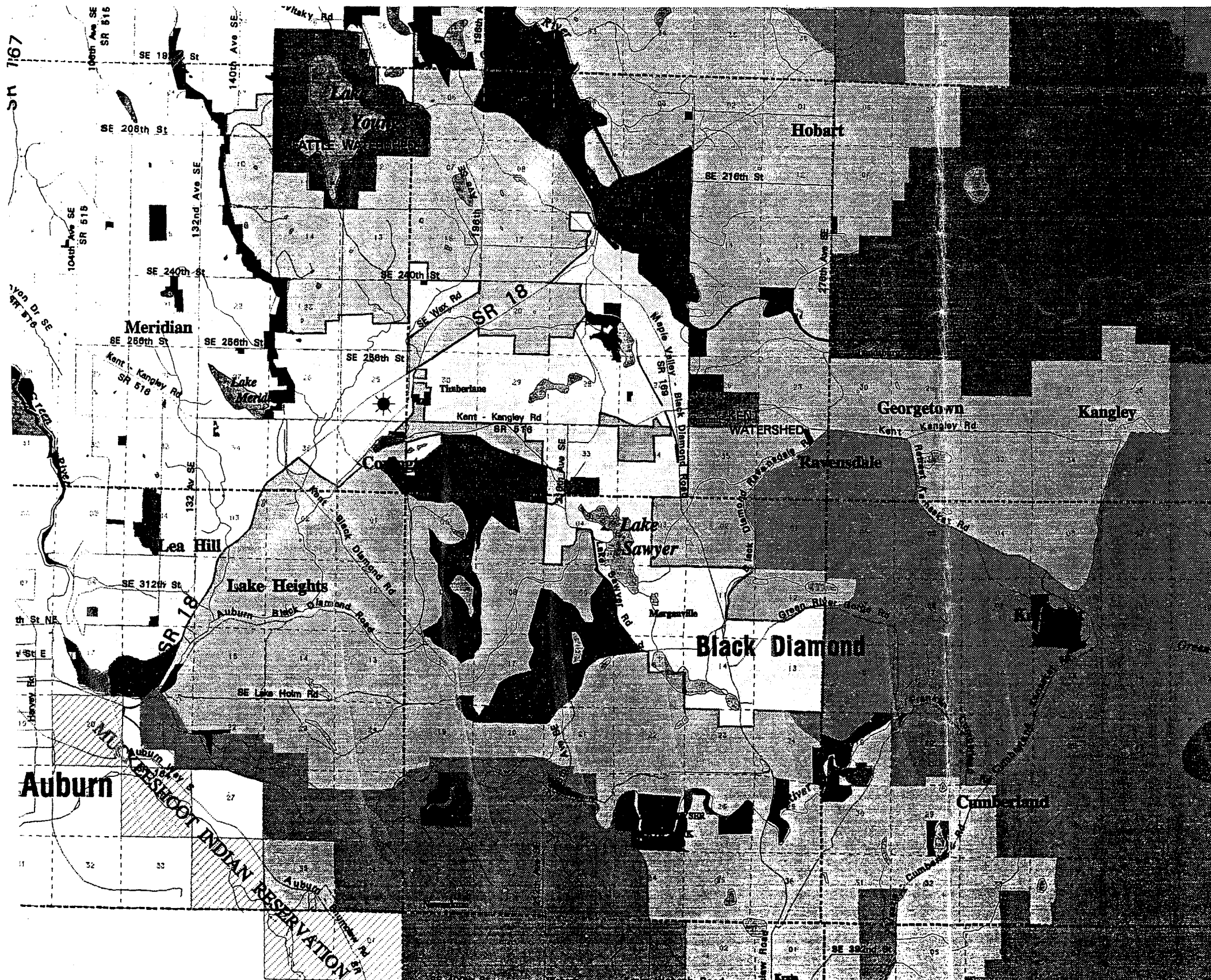
















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Interim Urban Growth Area & Areas Under Interim Controls

Map 3 of 4 - South

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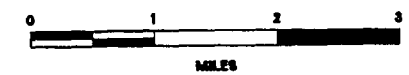


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