

ORDINANCE NO. 6422

1
2 AN ORDINANCE relating to Comprehensive
3 Planning; adopting the Newcastle Community
4 Plan; adopting the Newcastle Area Zoning;
5 amending the King County Sewerage General
6 Plan (Ordinance No. 4035); amending the
7 Newcastle Area Zoning Guidelines (Resolution
8 No. 31816); and adding a new section to
9 K.C.C. 20.12.

PREAMBLE:

7 For the purpose of effective areawide planning
8 and regulation, the King County Council makes
9 the following legislative findings:

9 (1) The Newcastle area is an appropriate geographic
10 area for augmentation and amplification of the
11 King County Comprehensive Plan through the
12 adoption of the Newcastle Community Plan and
13 Area Zoning. The Newcastle Community Plan is
14 a continuation of the program to plan area-by-
15 area in King County.

13 (2) The Newcastle area is a growing area with
14 competing demands for land uses and development
15 and requires areawide planning and zoning.

15 (3) King County, with the assistance of the
16 Newcastle Community Plan Committee, the Technical
17 Advisory Committee and general citizen input, has
18 studied and considered alternative policies, pro-
19 grams and other means to provide for the orderly
20 development of the Newcastle area and has con-
21 sidered the social, economic and environmental
22 impacts of the plan and areawide zoning. King
23 County has prepared and distributed an Environmental
24 Impact Statement for the Newcastle Community Plan
25 and areawide zoning.

21 (4) The Newcastle Community Plan and areawide
22 zoning provide for the coordination and regulation
23 of public and private development and bear a sub-
24 stantial relationship to, and are necessary for,
25 the public health, safety, and general welfare
26 of King County and its citizens.

25 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

26 SECTION 1. There is added to K.C.C. 20.12 a new section to
27 read as follows: The Newcastle Community Plan, attached to
28 Ordinance 6422 as Appendix A, is adopted as an amplification
29 and augmentation of the Comprehensive Plan for King County and
30 as such constitutes official County policy for the geographic
31 area defined therein.

32 SECTION 2. The Newcastle Community Plan Area Zoning,
33 attached to Ordinance 6422 as Appendix B, is adopted as the

1 official zoning control for that portion of unincorporated King
2 County defined therein.

3 SECTION 3. Ordinance #4035, previously adopting the King
4 County Sewerage General Plan, is hereby amended in accordance
5 with Section 1.

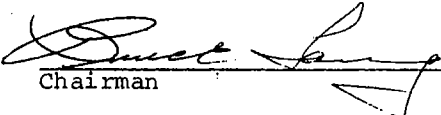
6 SECTION 4. Resolution No. 31816, previously adopting area
7 zoning for Newcastle on May 9, 1966, is hereby amended in
8 accordance with Section 2.

9 SECTION 5. All public testimony previously received by
10 the Newcastle Community Plan Panel and the King County Council
11 on Proposed Ordinance 82-242 is hereby incorporated by this
12 reference and is intended to serve as a basis for the Newcastle
13 Community Plan documents attached hereto. Proposed Ordinance
14 82-242 was passed by the Council on December 20, 1982, as
15 Ordinance 6235 and was vetoed by the Executive on January 6, 1983.

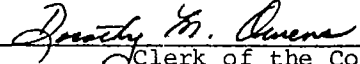
16 INTRODUCED AND READ for the first time this 17th day of
17 January, 1983.

18 PASSED this 31st day of May, 1983.

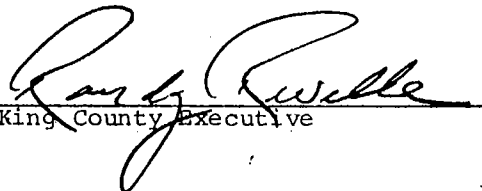
19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 
22 Chairman

23 ATTEST:

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25 
26 Clerk of the Council

27 APPROVED this 5th day of June, 1983.

28
29 
30 King County Executive



King County Executive
Randy Revelle

June 7, 1983

RECEIVED
1983 JUN -7 PM 3:02
CLERK
KING COUNTY COUNCIL

The Honorable Bruce Laing
Chairman, King County Council
C O U R T H O U S E

RE: Newcastle Community Plan

Dear Mr. Chairman:

We are pleased to transmit Ordinance 6422 adopting the Newcastle Community Plan and Area Zoning. The adopted Plan is the result of many weeks of negotiation, capping four years of hard work and commitment by many people. We believe the provisions of this Plan will preserve the environment, assure responsible development, and protect the Cougar Mountain Regional Wildland Park.

I have signed Ordinance 6422 because the adopted Plan establishes the following requirements to assure responsible development:

- Up to two villages may be permitted to develop on Cougar Mountain. A second village, however, will be allowed only after fifty percent of a first village is completed.
- Although the Plan allows King County the possibility of adopting a revised schedule for phasing two villages, the Plan establishes a rigorous process through which findings must be documented and carefully evaluated. Such a schedule would have to be established by ordinance as part of the first village master plan approval. This process would include a thorough review of planning, design, financing, and construction details by King County and other agencies, the public, the Zoning and Subdivision Hearing Examiner, as well as the King County Council and the King County Executive.
- Any proposed village development on Cougar Mountain must be located and designed to prevent significant adverse impacts on the natural environment and the proposed Cougar Mountain Regional Wildland Park. Transportation and visual guidelines in the Plan further define how the Park is to be protected from noise, light, glare, and air quality problems posed by roads and visual intrusion due to development.
- The eastern village site, which poses the greatest potential threat to the Park, can only be considered for a second village.

The Honorable Bruce Laing
June 7, 1983
Page Two

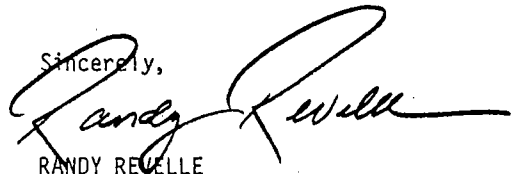
- Specific criteria for village development include criteria for housing, open space and recreation, commercial/industrial development, transportation, drainage, utilities, energy, public services, and a financial plan for capital facilities.

I commend the King County Council for your diligent work on the Newcastle Plan. Difficult issues were thoroughly analyzed and discussed. I believe the resulting Plan is in the public interest; it is a blueprint for responsible development in the Newcastle community.

We must now turn to the task of implementing the Newcastle Plan. Achieving the Cougar Mountain Regional Wildland Park and carrying out the policies of the Newcastle Plan presents an agenda for renewed commitment and diligence. We welcome your continued interest in meeting this challenge.

If you have any further questions about the Newcastle Community Plan, please call me or Rita Elway of my Executive Staff at 344-4040, or call Holly Miller at 344-7503.

Sincerely,



RANDY REUELLE
King County Executive

RR:RE:ew

cc: King County Councilmembers
 ATTN: Jerry Peterson, Council Administrator
 Holly Miller, Director, Department of Planning and Community Development
 ATTN: Harold Robertson, Manager, Planning Division
 Tom Fitzsimmons, Program Development Manager
 ATTN: Rita Elway, Staff Assistant
 Members, Newcastle Community Plan Committee

CONTENTS OF THIS DOCUMENT AS IT RELATES TO THE
PROPOSED NEWCASTLE COMMUNITY PLAN

- I. PROPOSED ORDINANCE 83-29
- II. KING COUNTY EXECUTIVE REVELLE'S VETO MESSAGE
- III. AMENDMENTS TO THE PROPOSED PLAN AND AREA ZONING

ORDINANCE NO. _____

AN ORDINANCE relating to Comprehensive Planning; adopting the Newcastle Community Plan; adopting the Newcastle Area Zoning; amending the King County Sewerage General Plan (Ordinance No. 4035); amending the Newcastle Area Zoning Guidelines (Resolution No. 31816); and adding a new section to K.C.C. 20.12.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

(1) The Newcastle area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the Newcastle Community Plan and Area Zoning. The Newcastle Community Plan is a continuation of the program to plan area-by-area in King County.

(2) The Newcastle area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

(3) King County, with the assistance of the Newcastle Community Plan Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the Newcastle area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the Newcastle Community Plan and areawide zoning.

(4) The Newcastle Community Plan and areawide zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows: The Newcastle Community Plan, attached to Ordinance _____ as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area defined therein.

SECTION 2. The Newcastle Community Plan Area Zoning, attached to Ordinance _____ as Appendix B, is adopted as the

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official zoning control for that portion of unincorporated King County defined therein.

SECTION 3. Ordinance #4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Section 1.

SECTION 4. Resolution No. 31816, previously adopting area zoning for Newcastle on May 9, 1966, is hereby amended in accordance with Section 2.

SECTION 5. All public testimony previously received by the Newcastle Community Plan Panel and the King County Council on Proposed Ordinance 82-242 is hereby incorporated by this reference and is intended to serve as a basis for the Newcastle Community Plan documents attached hereto. Proposed Ordinance 82-242 was passed by the Council on December 20, 1982, as Ordinance 6235 and was vetoed by the Executive on January 6, 1983.

INTRODUCED AND READ for the first time this _____ day of _____, 19_____.

PASSED this _____ day of _____, 19_____.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

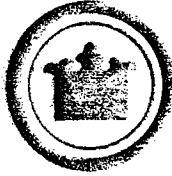
Chairman

ATTEST:

Clerk of the Council

APPROVED this _____ day of _____, 19_____.

King County Executive



CLERK OF THE COUNCIL

King County Executive
Randy Revelle

January 7, 1983

The Honorable Lois North
Chairman, King County Council
C O U R T H O U S E

RE: Newcastle and East Sammamish Community Plans

Dear Madam Chairman,

The Newcastle Community Plan, adopted December 20, 1982, and the East Sammamish Community Plan, adopted December 22, 1982, represent critical land use decisions which will have significant impacts on future growth in King County. Based on a thorough review, I have decided to veto the adopted Newcastle Plan because it does not promote balanced and responsible growth management in the Newcastle area. The fundamental purpose of my veto is not to reject outright the adopted Plan, but to provide the opportunity to refine the Plan to meet the legitimate environmental and development needs of the Newcastle area.

While I have several reservations about the adopted East Sammamish Plan, for the reasons discussed below I have decided to allow it to become law without my signature. The following discussion further explains my position on each Plan.

NEWCASTLE COMMUNITY PLAN

My fundamental support of responsible growth management and my commitment to a Regional Wildland Park on Cougar Mountain are the two major reasons for vetoing the adopted Newcastle Plan. The adopted Plan encourages unnecessary development in an area unsuited for major growth. Further, the adopted Newcastle Plan fails to ensure that the authorized village development will have to provide housing for a range of income levels, synchronize infrastructure with the village development, and safeguard against undue burdens on the taxpayers of King County. Finally, the adopted Plan is incompatible with the proposed Cougar Mountain Regional Wildland Park.

Village Development

On April 30, 1982, when I transmitted the enclosed letter and the proposed Newcastle Community Plan to the King County Council for review and adoption, I strongly supported developing only a single village on Cougar Mountain and establishing a Cougar Mountain Regional Wildland Park. I continue to support only a single village development because:

January 7, 1983

- (1) A single village represents a realistic response to meeting the housing needs of the Newcastle community and King County;
- (2) A single village would not unreasonably impact the proposed Regional Wildland Park; and
- (3) The single village concept is supported by the majority of the Newcastle Community Planning Committee and the Newcastle community.

I respectfully urge the King County Council to restore the single village concept to the Newcastle Community Plan. Development of a single village on Cougar Mountain would adequately meet the housing needs of the Newcastle community well into the year 2000. It would also meet these needs in a manner which respects the essential integrity of the proposed Cougar Mountain Regional Wildland Park.

About 80,000 people are expected to be living in the Newcastle area in the year 2000. The single village, along with other development in the Newcastle planning area, would accommodate about 133,500 people. The multiple village concept would provide unnecessary capacity for an additional 16,500 people. Such an increase would have significant adverse impacts in the Cougar Mountain area because of the physical constraints of the land and the close proximity of village development to the Park. The substantial growth capacity of the adopted East Sammamish Community Plan makes more than one village on Cougar Mountain even more unnecessary.

In addition, it is important to give significant weight to the proposals of the Newcastle Community Planning Committee, which ably represented the diverse interests in the Newcastle area. The process used by the Committee was thorough, equitable, and reasonable. The single village concept represents a responsible compromise made by the Committee after many months of discussions about development and growth management on Cougar Mountain.

If the single village concept is not restored to the Plan by the County Council, then development of the two villages should be phased. The start of a second village could be contingent upon demonstrating that: 1) all facilities and services necessary for the first village are assured; and 2) the village center containing commercial, retail, educational, and civic uses is developing and will be completed commensurate with the population growth.

About 5,000 people will support the kinds of activities contemplated for the village center. Assuming a mix of seventy percent single-family and thirty percent multi-family housing, about 1,800 occupied units would be needed to support the village center activities. A similar phasing provision is included in the adopted East Sammamish Plan and would make development of two villages in the Newcastle area more acceptable.

On December 3, 1982, I sent the enclosed letter to the King County Council explaining my continued support for the single village concept for Cougar Mountain and the Regional Wildland Park. In my letter, I made one adjustment to my previous position. I recommended that the

eastern village site be removed from consideration for village development because a village located on the eastern site would require construction of a road through the Regional Wildland Park and remove a critical area from the proposed Park.

The County Council's adopted Newcastle Plan would allow one or two villages to develop on any of the original three potential village sites. The prospect of a road through the core of the Regional Wildland Park is unacceptable. Also, I continue to support including in the Park all of the additional 362 acres I previously recommended to the County Council in the enclosed December 3, 1982 letter. In the adopted Newcastle Plan, the Council encouraged village development in "the least environmentally sensitive, undeveloped portions of Cougar Mountain." The Council needs only to be more explicit and delete the eastern village site to assure this criterion is met.

Master Plan Development Criteria

The adopted Newcastle Plan does not include the criteria proposed by the County Council Panel to guide master planned village development, even though the Cougar Mountain property owners did not contest them. The guidelines remaining in the adopted Plan are more general than the criteria and will not provide certain and explicit management of the impacts and costs of growth. The prospect that conditions of village development would be negotiated during the review of a specific proposal is cause for serious concern. Such a process is unpredictable for property owners and inadequately protects residents of the Newcastle area and King County.

The housing criteria omitted from the adopted Newcastle Plan by the County Council would result in housing for a range of income levels. Thirty percent of the total residential units would be used as a target in providing housing affordable to median, moderate, and low income persons.

The open space criteria would establish a target of forty percent of the overall master plan area to be preserved in open space. The criteria would also assure that capital improvements needed as a result of the village development would be provided by the master plan development. These improvements include water and sewer facilities, school sites, external access roads and internal streets, and drainage facilities. Finally, the criteria omitted by the County Council address phasing to synchronize facilities and services with development and financial planning to assure the needed improvements are completed.

For village development to be in the public interest, the master plan development criteria should be restored to the Plan. Such an action would be consistent with the County Council's action on the adopted East Lake Sammamish Plan, which includes all of the master plan development criteria.

