# KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

## Signature Report

**June 5, 2001**

**Ordinance 14117**

**Proposed No.** 2001-0247.3 **Sponsors** Phillips and Irons

1 AN ORDINANCE relating to comprehensive
2 planning and zoning, adopting amendments to the
3 1994 King County Comprehensive Plan in accordance
4 with the Washington State Growth Management Act;
5 and amending Ordinance 263, Art. 2. Section 1, as
6 amended, and K.C.C. 20.12.010.
7
8
9 PREAMBLE:
10 For the purposes of effective land use planning and regulation, the King
11 County council makes the following legislative findings:
12 King County has adopted the 1994 King County Comprehensive Plan
13 to meet the requirements of the Washington State Growth Management
14 Act (GMA).
15 While the GMA and K.C.C. chapter 20.18 generally require the
16 county's Comprehensive Plan to be amended only once a year, the
17 initial adoption of a subarea plan, which may amend the urban growth

18 area boundary only to redesignate land within a joint planning area,
19 may occur more frequently.
20 As directed by Countywide Planning Policy FW-1, Step 8.b. and King
21 County Comprehensive Plan policy U-205, King County and the City
22 of Snoqualmie completed a joint planning process for the designated
23 Joint Planning Area, and the recommendations of this joint planning
24 process are contained within the Snoqualmie Urban Growth Area
25 Subarea Plan.
26 The GMA requires that King County adopt development regulations to
27 be consistent with and implement the Comprehensive Plan.
28 The changes to zoning contained in this ordinance are needed to
29 maintain conformity with the King County Comprehensive Plan, as
30 required by the GMA. As such they bear a substantial relationship to,
31 and are necessary for, the public health, safety and general welfare of
32 King County and its residents.
33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:
34 SECTION 1. Ordinance 263, Art. 2, Section 1, as amended, and K.C.C.
35 20.12.010 are each hereby amended to read as follows:
36 **Comprehensive Plan adopted.** A. Under the King County Charter, the state
37 Constitution and the Washington State Growth Management Act, chapter 36.70A RCW,
38 the 1994 King County Comprehensive Plan is adopted and declared to be the
39 Comprehensive Plan for King County until amended, repealed or superseded. The
40 Comprehensive Plan shall be the principal planning document for the orderly physical

development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan and amends the 1994 King County Comprehensive Plan Land Use Map.

E. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et al, v. King County, Case No. 96-3-0013 as amendments to the King County Comprehensive Plan.

F. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the area affected by Ordinance 12535.

I. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as amendments to the King County Comprehensive Plan.

J. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

K. The amendments to the 1994 King County Comprehensive Plan contained in the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance 12931 and in the supporting text, are hereby adopted as amendments to the King County Comprehensive Plan.

L. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments) are hereby adopted as amendments to the King County Comprehensive Plan.

M. The 1999 Transportation Needs Report contained in Attachment A to Ordinance 13339 is hereby adopted as an amendment to the 1994 King County

87 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
88 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
89 adopted as amendments to the King County Comprehensive Plan.

90 N. The amendments to the 1994 King County Comprehensive Plan contained in
91 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999
92 amendments) are hereby adopted as amendments to the King County Comprehensive
93 Plan.

94 O. The 2000 Transportation Needs Report contained in Attachment A to this
95 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County
96 Comprehensive Plan, Technical Appendix C.

97 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is
98 adopted as a subarea plan of the King County Comprehensive Plan and, as such,
99 constitutes official county policy for the geographic area of unincorporated King County
100 defined in the plan. The Fall City Subarea Plan amends the 1994 King County
101 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

102 Q. The amendments to the King County Comprehensive Plan contained in
103 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King
104 County Comprehensive Plan.

105 R. The Fall City area zoning amendments contained in Attachment A to
106 Ordinance 13875 are adopted as the zoning control for those portions of unincorporated
107 King County defined in the attachment. Existing property-specific development
108 standards (p-suffix conditions) on parcels affected by Attachment A to Ordinance 13875
109 do not change except as specifically provided in Attachment A to Ordinance 13875.

S. The amendments to the 1994 King County Comprehensive Plan Land Use Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order on Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008 (Bear Creek Portion).

T. The 2001 transportation needs report contained in Attachment A to Ordinance 14010 is hereby adopted as an amendment to the 1994 King County comprehensive plan, technical appendix C.

U. The amendments to the 1994 King County Comprehensive Plan contained in Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are hereby adopted as amendments to the King County Comprehensive Plan. Attachment A amends the policies, text and maps of the Comprehensive Plan. Amendments to the policies are shown with deleted language struck out and new language underlined. The text and maps in Attachment A replace the previous text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which replaces technical appendix A to the King County Comprehensive Plan, technical appendix C (transportation), which replaces technical appendix C to the King County Comprehensive Plan, and technical appendix M (public participation), which is a new technical appendix that describes the public participation process for the King County Comprehensive Plan 2000. Attachment C includes amendments to the King County Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C are adopted as the official land use designations for those portions of unincorporated King County defined in Attachment C to Ordinance 14044.

V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A to this ordinance is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan. Attachment B to this ordinance amends the 1994 King County Comprehensive Plan land use map by revising the Urban Growth Area for the City of Snoqualmie. Attachment C to this ordinance amends the policies of the Comprehensive Plan.

W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in Attachment D to this ordinance are adopted as the zoning control for those portions of unincorporated King County defined in the attachment. Existing property-specific development standards (p-suffix conditions) on parcels affected by Attachment D to this ordinance do not change.

145 SECTION 2. **Severability.** If any provision of this ordinance or its application to
146 any person or circumstance is held invalid, the remainder of the ordinance or the
147 application of the provision to other persons or circumstances is not affected.
148

Ordinance 14117 was introduced on 4/30/01 and passed as amended by the Metropolitan King County Council on 6/4/01, by the following vote:

Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Thomas and Mr. Irons
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Pete von Reichbauer, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this 7 day of June, 2001.

Ron Sims, County Executive

**Attachments** A. Snoqualmie Urban Growth Area Subarea Plan, dated May 22, 2001, as amended 6-4-01, B. Executive Recommended Land Use, C. Executive Recommended Policy Amendments, D. Executive Recommended Zoning

**Amendment to Attachment A to Proposed Ordinance 2001-0247, version 2**

6/4/01
lcs

Mr. Irons moved Amendment No. 1. The motion passed 12 to 0, Mr. Nickels excused.

1

Sponsor:

David Irons

**Amendment to Attachment A to Proposed Ordinance 2001-0247, version 2**

Amend Attachment A (Snoqualmie Urban Growth Area Subarea Plan) of Proposed Ordinance 2001-0247, version 2, by making the following changes to Proposed Policy #9 on page 30:

9. There shall be no road or constructed trail connections between ((~~the Phase 2 addition to~~)) the City of Snoqualmie ((~~'s Urban Growth Area~~)) and the Lake Alice ((~~Road~~)) neighborhood, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.

**Effect:** Strengthens the policy by stating that there shall be no connections between the City of Snoqualmie and the Lake Alice neighborhood. As previously drafted, the policy would only have prohibited connections between lands in Snoqualmie's Urban Growth Area and Lake Alice. Adds trail connections to the list of prohibited connections.

**Amendment to Attachment A to Proposed Ordinance 2001-0247, version 2**

6/4/01
lcs

Mr. Irons moved Amendment No. 1. The motion passed 12 to 0, Mr. Nickels excused.

1

Sponsor: David Irons

**Amendment to Attachment A to Proposed Ordinance 2001-0247, version 2**

Amend Attachment A (Snoqualmie Urban Growth Area Subarea Plan) of Proposed Ordinance 2001-0247, version 2, by making the following changes to Proposed Policy #9 on page 30:

9. There shall be no road or constructed trail connections between ((~~the Phase 2 addition to~~)) the City of Snoqualmie ((~~'s Urban Growth Area~~)) and the Lake Alice ((~~Road~~)) neighborhood, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.

**Effect:** Strengthens the policy by stating that there shall be no connections between the City of Snoqualmie and the Lake Alice neighborhood. As previously drafted, the policy would only have prohibited connections between lands in Snoqualmie's Urban Growth Area and Lake Alice. Adds trail connections to the list of prohibited connections.

ATTACHMENT A

14117

# SNOQUALMIE URBAN GROWTH AREA SUBAREA PLAN 2001

Recommended by:
The King County Executive
The Mayor of Snoqualmie
April 26, 2001

(as amended by GMUAC 5/22/01)

# Snoqualmie Urban Growth Area
# Subarea Plan
# 2001

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# Executive Summary

The King County Countywide Planning Policies, the King County Comprehensive Plan and the Snoqualmie Vicinity Comprehensive Plan call for resolution of the City of Snoqualmie's Joint Planning Area, located south of the City and encompassing the I-90/Highway 18 interchange. King County and the City of Snoqualmie are directed to work together to determine if and when some portion of the Joint Planning Area should be added to the City's Urban Growth Area.

Two emerging issues have generated the need to study and resolve the Joint Planning Area now, and to expand the area of study beyond the Joint Planning Area. First, a re-evaluation of the estimated capacity of the City of Snoqualmie and its UGA indicates the capacity is insufficient to accommodate the City's household target. Second, a number of opportunities for land preservation are presented by the Snoqualmie Preservation Initiative; these opportunities are tied to additional adjustments to the City's UGA.

This subarea plan is the result of a joint effort by King County and the City of Snoqualmie, and focuses exclusively on determining the appropriate UGA for the City of Snoqualmie. Criteria for annexation and determination of future land uses in the areas recommended for addition to the City's UGA will be subject to detailed analysis, planning and public review through a series of separate processes.

The Snoqualmie Urban Growth Area Subarea Plan recommendations are to:

- Add 521 acres of land due south of the City of Snoqualmie to the City's UGA now.
- Recommend the Growth Management Planning Council consider adding an additional 209 acres northwest of the City to the City's UGA, and to remove 214 acres south of I-90 from the UGA.
- Adopt policies for inclusion in the King County Comprehensive Plan and the Snoqualmie Vicinity Comprehensive Plan to guide future annexation and development review processes.

# I. Background and Purpose

## Subarea Plan Scope

The 2000 King County Comprehensive Plan (KCCP) defines subarea planning as focussing the policy direction of the KCCP to a smaller geographic area. The geographic area included in the Snoqualmie Urban Growth Area Subarea Plan is shown on the following page, and is comprised of:

- The Snoqualmie Joint Planning Area, as depicted in the 1994 Countywide Planning Policies (CPPs);
- The City of Snoqualmie's existing Urban Growth Area (UGA) as depicted in the 1994 Countywide Planning Policies. The City of Snoqualmie's UGA is also depicted in both the KCCP and the 1994 Snoqualmie Vicinity Comprehensive Plan (SVCP). All three of these sources are consistent; and
- Lands to the northwest, west, and south of Snoqualmie's current city limits.

KCCP policy RP-203 provides direction for subarea planning:

> RP-203 Subarea plans provide detailed land use plans for local geographic areas. Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the Plan's policies, development regulations and Land Use Map. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to:
>
> a. Identification of policies in the Comprehensive Plan that apply to the subarea;
> b. Review and update of applicable community plan policies;
> c. Specific land uses and implementing zoning, consistent with the Comprehensive Plan;
> d. Identification of the boundaries of Unincorporated Activity Centers and Rural Towns;
> e. Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;
> f. Recommendations for additional Open Space designations and park sites;
> g. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses and implement Community Action Strategies;
> h. Resolution of land use and service issues in Potential Annexation Areas;

i. Identification of new issues that need resolution at a countywide level; and,
j. Identification of all necessary implementing measures needed to carry out the plan.

While subarea plans may consider a wide variety of issues, the Snoqualmie Urban Growth Area Subarea Plan focuses solely on refining the UGA for the City of Snoqualmie. A series of actions and opportunities, described in detail throughout the subarea plan, have precipitated the need to move forward with assessing and revising the City of Snoqualmie's UGA at this time.

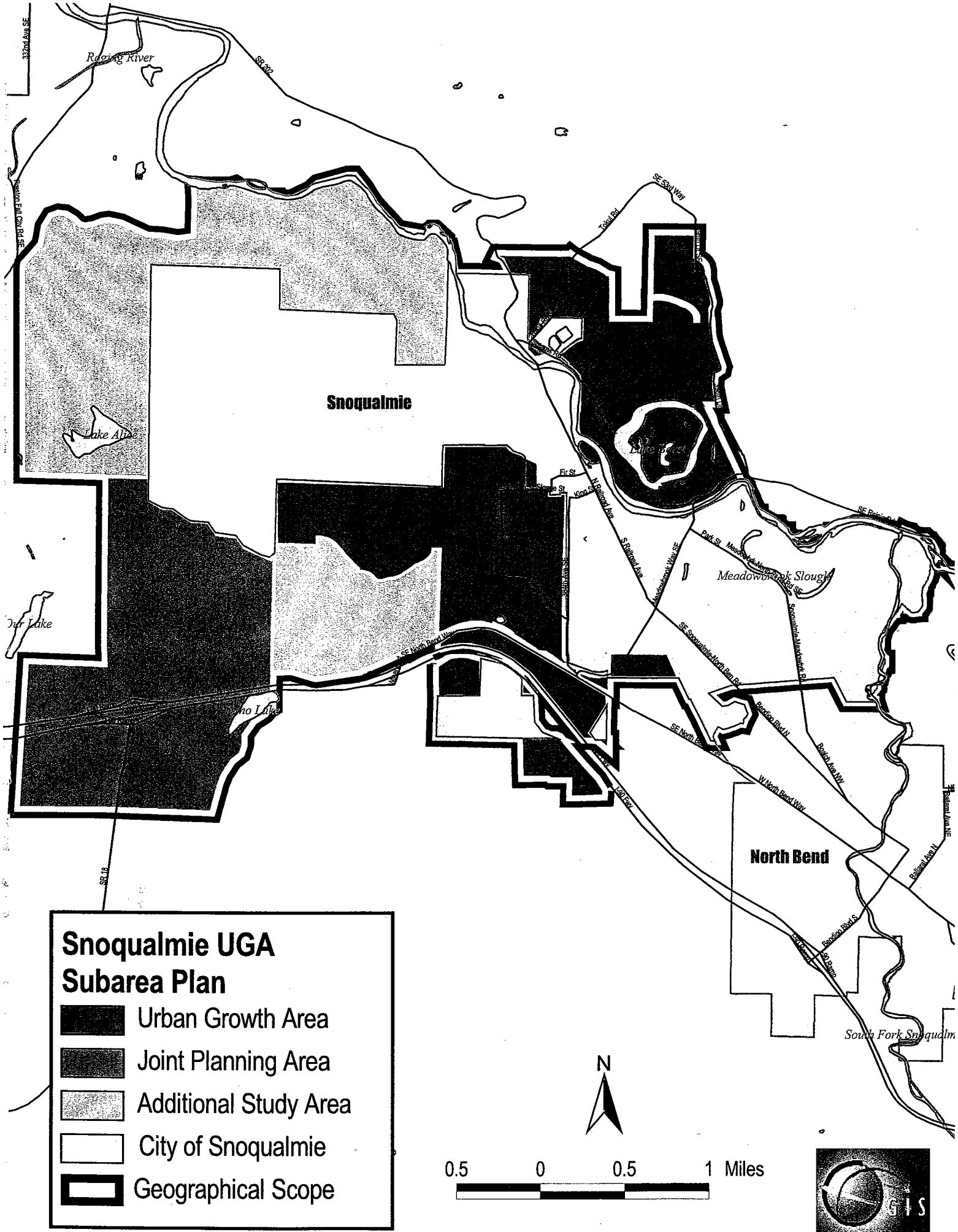
## History of Planning for Snoqualmie's Growth

### Planning Pre-GMA

In 1988, the Weyerhaeuser Real Estate Company (WRECO) proposed that the City of Snoqualmie annex approximately 2000 acres of land and approve a 32-year master plan for the development of Snoqualmie Ridge, a planned community on the Lake Alice Plateau. The annexation request was submitted in the midst of the development of King County's Snoqualmie Valley Community Plan, the official policy document intended to guide development, city annexations, natural resource preservation and capital projects throughout the Snoqualmie Valley and surrounding plateaus for the next ten years. The annexation proposal generated significant discussion amongst King County, the City of Snoqualmie, WRECO, the Snoqualmie Valley Community Plan Citizen Advisory Committee, and area residents. A goal of all parties was to provide a way for the City of Snoqualmie to grow out of, and locate most new homes, out of the floodplain of the Snoqualmie River.

The Snoqualmie Valley Community Plan

In August of 1989, King County adopted the Snoqualmie Valley Community Plan which designated a series of expansion areas for the City. Expansion Area 1, comprised of 1340 acres of WRECO's approximately 2000 acre ownership and 250 acres in the northern portion of the Snoqualmie Hills area, that portion of Section 36, Township 24, Range 7 north of Coal Creek (also known as "D" Creek). The Plan also designated Expansion Area 2, comprised of the Snoqualmie Mill site, lands south of I-90 near the site of the former Snoqualmie Winery, and the western 2/3 of Section 31, Township 24, Range 8, located southwest of downtown Snoqualmie. The boundaries of Expansion Area 2 were determined based on the location of existing land uses with a relationship to residents of the City (for example, the Snoqualmie Winery and the Snoqualmie Mill) and physical and topographical features (for example, Coal Creek and an old railroad right of way bisecting the Snoqualmie Hills area). At the time, very little was known about the actual growth potential of lands within Expansion Area 2, or the ability of these areas to be served efficiently by the City. The Snoqualmie Valley Community Plan also contained a series of policies which

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established the criteria and timing for annexation of the expansion areas to the City.

The Snoqualmie Comprehensive Plan

In October of 1989, the City of Snoqualmie adopted an amendment to its 1983 comprehensive plan referred to as "Element J.1." This amendment contained goals, policies and guidelines for development of the 1340 acres of Snoqualmie Ridge, including the development timeline, allowed mix of land uses and housing types, necessary transportation, public service and public amenity improvements, required viewshed protections and buffers, and appropriate mitigations.

The Snoqualmie Agreement

In February of 1990, King County, the City of Snoqualmie and the Snoqualmie Ridge Associates (of which WRECO was a partner) signed an interlocal agreement, known as the Snoqualmie Agreement, confirming and implementing the policies in the King County Snoqualmie Valley Community Plan and Element J.1. of the Snoqualmie Vicinity Comprehensive Plan. The Snoqualmie Agreement set forth guidelines and procedures for annexation of the 1340 acre WRECO property and subsequent development of a master planned community, for environmental and view protection, and for coordinated interjurisdictional review.

The Snoqualmie Agreement also identified an area south of the 1340 acre WRECO ownership, extending across the Echo Lake interchange of Interstate 90 with State Highway 18, as a Joint Planning Area (JPA, also called Area B in the Agreement). Within this area, King County committed to not allow urban development without "community plan revision." Snoqualmie committed to not consider annexation requests or to extend urban services to the west of the 1340 acre WRECO property or to the south into the JPA through the life of the Agreement. WRECO committed to not seek annexation of its ownership in the JPA during the term of the Agreement. Finally, King County and Snoqualmie agreed to review the issue of long-term land uses in the JPA through a cooperative planning effort. The Agreement remains in effect for twenty years, but can be terminated or amended by the mutual agreement of all three parties. The Agreement can also be deemed expired if the three parties determine through a new agreement that additional annexations to the City of Snoqualmie are in the public interest.

In October, 1990, following extensive environmental and public review, the 1340 acre WRECO ownership was annexed to the City of Snoqualmie. Two additional phases of review were completed, resulting in approvals by the City of Snoqualmie for construction of Snoqualmie Parkway connecting the City to I-90, and for the Mixed Use Final Plan for the Snoqualmie Ridge development. The Mixed Use Final Plan incorporated the policy direction of the Snoqualmie Vicinity Comprehensive Plan, including Element J.1, which was readopted as the Snoqualmie Ridge Annexation Implementation Plan (which is not a part of the

Comprehensive Plan). The Mixed Use Final Plan also incorporated the requirements of the Snoqualmie Agreement, and allowed for construction of up to 2000 new dwelling units and a range of commercial and business uses. As of Spring, 2001, preliminary or final subdivision approval has been granted for approximately 75% of the planned 2000 new housing units to implement the Mixed Use Final Plan. The City has also completed construction of a new wastewater treatment plan and a new north wellfield water supply to serve the City's projected growth.

**Planning Under GMA**

Following passage of the Washington State Growth Management Act (GMA) in 1990, King County and all the cities within King County began a new, regional planning process. The basic tenets of the GMA are that new growth should be directed to urban areas where public services can be provided efficiently, and that rural and natural resource areas should be protected from sprawling growth and its impacts. The Growth Management Planning Council (GMPC), comprised of elected officials from King County, the City of Seattle, and representatives of the suburban cities, was formed to lead the first phase of planning stipulated by GMA, including determination of the areas that would be designated urban and expected to accommodate forecasted growth. This first phase of planning produced the Countywide Planning Policies (CPPs), the framework policies to guide the development of new comprehensive plans for each jurisdiction in King County. The CPPs also designated the Urban Growth Area, and established the "target" for the number of new households and jobs to be accommodated in each jurisdiction.

<u>CPPs Recognize the JPA</u>
The CPPs recognized Snoqualmie's expansion areas as designated by the Snoqualmie Valley Community Plan, and further, recognized the Joint Planning Area established through the Snoqualmie Agreement. CPP policy FW-1, Step 8.b. designated JPAs for five other King County cities as well, and indicated that within these designated JPAs, amendments to each of the identified cities' UGAs should be completed through a joint effort between King County and the city. Amendments to a city's UGA within a designated JPA are not subject to further approval by the GMPC. As of today, the only unresolved JPA is the City of Snoqualmie's. In the case of each of the other five designated JPAs, amendments were made to each city's UGA, and the remainder of the JPA was designated Rural.

<u>CPPs Establish Targets</u>
The Washington State Office of Financial Management provided a forecast of the expected number of new jobs to be created within King County, and the anticipated number of new households expected to locate in King County during the 20-year period of 1992 to 2012. The CPPs established criteria and procedures for distributing the number of jobs and households amongst each

jurisdiction. Through a cooperative process, each city and unincorporated King County established its "targets" for new jobs and new households, and in 1992, Appendix 2 listing the target ranges was added into the CPPs. The target ranges attributed to the City of Snoqualmie are for 3100 to 5820 new jobs, and 1942 to 3625 new households. Each jurisdiction's comprehensive plan must demonstrate how they will accommodate its targets.

Both the 1994 King County Comprehensive Plan and the 1994 Snoqualmie Vicinity Comprehensive Plan consistently included the same UGA and JPA for the City of Snoqualmie as designated by the CPPs. In addition, the Snoqualmie Vicinity Comprehensive Plan set ranges for the City's targets. The City's target range of 2570 to 3255 new households is narrower, but within the range established by the CPPs.

## Snoqualmie Urban Growth Area Subarea Plan Purpose

In accordance with the Countywide Planning Policies which recognize and call for resolution of the Joint Planning Area first identified in the 1990 Snoqualmie Agreement, some expansion of the UGA with the JPA has been anticipated. The Snoqualmie Agreement indicated that the process for determining a future urban area within the JPA was through "community plan revision. " King County's community plans were intended to have a life span of approximately six to ten years. The Snoqualmie Valley Community Plan was adopted in 1989, therefore, revision was anticipated to occur by 1999. Since adoption of the 1994 King County Comprehensive Plan, large-scale community plans have been replaced by the smaller-scale, more specific subarea plans. According to the Snoqualmie Agreement, resolution of the JPA is timely, and the current process to do so is through the subarea planning process.

In addition, two issues have emerged since the adoption of the CPPs, the KCCP, the SVCP and their amendments to date. First, more detailed analysis of Snoqualmie's current UGA indicates it does not contain sufficient land to accommodate the target for new households. Second, an opportunity to preserve lands within the viewshed of Snoqualmie Falls, to maintain permanent forestry uses in the Raging River watershed, and to protect lands traversed by the Snoqualmie Valley and Preston-Snoqualmie trails has precipitated the need to review Snoqualmie's UGA issues now. The purpose of this subarea plan is to resolve the Joint Planning Area, to address additional revisions to the City of Snoqualmie's UGA, and to provide guidance for annexation and development of UGA lands in the future. Decisions about the timing of future annexations and subsequent development of annexed land will be subject to detailed planning, environmental analysis and public review through separate processes, to be undertaken consistent with the policies of this subarea plan.

## The Snoqualmie Preservation Initiative

The Snoqualmie Preservation Initiative is a series of actions intended to preserve critical forestlands, viewsheds and trail corridors in and around the City of Snoqualmie, while at the same time, finalizing planning for the City's future growth. For several years, King County, the City of Snoqualmie and the Cascade Land Conservancy, a non-profit land preservation organization, have separately been looking for ways to ensure the preservation of forestlands, trail corridors and the viewshed of Snoqualmie Falls. By working together and with WRECO, a plan of action was developed.

### Preservation of Falls Crossing

The initiative was born over concern about the Falls Crossing property, a 220 acre site straddling the Snoqualmie Parkway between downtown Snoqualmie and Snoqualmie Ridge, and immediately adjacent to Snoqualmie Falls. The property owner had submitted an application and conducted extensive environmental review for an intensive, mixed-use development on the site. The proposed development was consistent with the property's zoning, but was not supported by most Snoqualmie residents, who along with the Snoqualmie Tribe and citizens from throughout King County who value the Falls, were concerned about the impacts of development on the Falls.

Snoqualmie Mayor Fuzzy Fletcher directed his staff to seek options for maintaining the Falls Crossing site in an undeveloped state, and staff asked WRECO if they would be willing to help preserve the site. The Cascade Land Conservancy and King County were also asked to help explore options. The initiative grew to address a range of conservation and development issues in the Snoqualmie area.

### Protection of Forest Lands

In addition to a strong, mutual desire to preserve the Falls Crossing property, King County, Snoqualmie and the Cascade Land Conservancy want to preserve an undeveloped corridor surrounding the regional Snoqualmie Valley and Preston-Snoqualmie trails, and ensure the Raging River watershed south of I-90 be maintained in forestry uses in perpetuity. WRECO is the key land owner in these interest areas. A series of actions to achieve protection of Falls Crossing, the trail corridors and the Raging River watershed, along with the necessary tradeoffs for these protections, are embodied in a Memorandum of Understanding (MOU) signed by the King County Executive, the Mayor of the City of Snoqualmie, Cascade Land Conservancy and WRECO on March 15, 2001. The MOU and a map depicting the elements of the initiative are included as Appendix A.

On January 16, 2001, the Cascade Land Conservancy signed a Real Estate Purchase and Sales Agreement with Puget Western, Inc., the owner of the Falls Crossing site, to purchase the 145 acre portion of the site north of the Snoqualmie Parkway and closest to the Snoqualmie Falls. The Real Estate Purchase and Sales Agreement established the purchase price at $13.3 million, and set the payment schedule for the property. An initial payment of $3.3 million is due at the end of June, 2001 in order to close the sale, with additional payments due in 2003, 2005 and 2007. The MOU signed by the King County Executive, the Mayor of Snoqualmie, Cascade Land Conservancy and WRECO includes the intent of King County and the City of Snoqualmie to fund the purchase of the Falls Crossing site, and outlines circumstances under which WRECO would fulfill some or all of King County' and Snoqualmie's funding obligations. The MOU also describes the additional protections WRECO would provide to King County and Snoqualmie. The map in Appendix A depicts the lands subject to the initiative.

**Outcomes of the Snoqualmie Preservation Initiative**

If fully implemented, the initiative would have the following results:

- The critical portion of the Falls Crossing site adjacent to the Falls and the river would be placed into public ownership and protected from development forever, with the exception of a six acre area adjacent to the Snoqualmie Parkway set aside for a future city campus. The City of Snoqualmie would pay $1.65 million toward the purchase, and WRECO would pay $11.7 million.

- All potential for future development of up to 9000 acres in the Raging River watershed south of I-90 would be permanently removed, while forestry activities would be maintained and public trails would be created. WRECO owns the most vulnerable 2800 acres adjacent to Highway 18. The remaining 6200 acres are owned by the Fruit Growers Supply Company; the Cascade Land Conservancy is negotiating similar terms for their lands. Together these lands are the only private holdings separating the Tiger Mountain State Forest to the west, Rattlesnake Ridge Scenic Area to the east, and the Seattle Watershed and Taylor Mountain to the south.

- The trail system north and west of Snoqualmie would be enhanced and connected through conservation easements on WRECO lands traversed by the trails precluding rural residential development, and $1 million would be contributed by WRECO toward the construction of a trail bridge across the upper Snoqualmie River.

- Snoqualmie Ridge would, over time and subject to extensive environmental and public review, be allowed to expand by up to 525 acres to the south of the current development, and up to 200 acres to the north and northwest of the current development. An additional 268 new homes would also be

allowed within the borders of the existing Snoqualmie Ridge development, in part on land previously approved by the Snoqualmie Ridge Mixed Use Final Plan for business park uses.

If the initiative is not fully implemented:

- King County would be responsible for up to $9.3 million of the cost of Falls Crossing, while Snoqualmie would be responsible for up to $4 million of the cost. While the MOU indicates it is the intent of King County and Snoqualmie to fund the purchase of Falls Crossing, the respective Councils could choose not to appropriate sufficient funds, in which case the Real Estate Purchase and Sales Agreement would be terminated. If so, the Falls Crossing development proposal would once again be before the Snoqualmie City Council.

- Low density rural development consistent with existing zoning could occur adjacent to the regional trails, and construction of a trail bridge across the upper Snoqualmie River would be less likely to be fully funded.

- The 9000 acres in the Raging River watershed would remain designated for forestry, but would continue to be vulnerable to development pressures due to proximity to I-90 and Highway 18, and subject to land use decisions by future King County Councils.

- The City of Snoqualmie's JPA would remain unresolved and subject to future decisions. Steps to expand Snoqualmie Ridge would be postponed.

## Relationship of Snoqualmie Preservation Initiative to the Snoqualmie Urban Growth Area Subarea Plan

The first step of the initiative is to complete a subarea plan to refine the City of Snoqualmie's UGA. If the subarea plan results in the addition of WRECO's ownerships to the UGA, WRECO will provide temporary conservation easements on their lands along the regional trails and in the Raging River watershed, restricting use of the properties to trails and forestry. They will also commit to a series of payments towards the Falls Crossing purchase. As the sale of Falls Crossing is due to close at the end of June, 2001, the decision about Snoqualmie's UGA must be completed in mid-June in order to determine the extent of King County's and Snoqualmie's funding commitments.

The addition of WRECO lands to the UGA does not guarantee future annexation or urban development of these lands. Those actions are subject to future, detailed planning, environmental analysis and public review. If WRECO's lands are annexed and approved for development, additional contributions to the purchase of Falls Crossing will be made, the conservation easements on trail

lands and the Raging River watershed will become permanent, and $1 million will be contributed to the trail bridge. If future annexation and development does not occur, WRECO will not make additional payments, and the conservation easements will terminate.

## Subarea Plan Process

The King County and City of Snoqualmie Councils initiated the subarea planning process on March 13, 2001. The King County Council, via Motion 11128 (Appendix A), requested the King County Executive transmit the subarea plan, including recommendations for the City of Snoqualmie's UGA, for their review by April 26, 2001. Through this motion, the Council also indicated their intent to finalize review of the subarea plan and its recommendations by June 4, 2001, in order to inform their decision about appropriating funding for the Falls Crossing site purchase.

A subarea plan is considered an amendment to a comprehensive plan. The Snoqualmie Urban Growth Area Subarea Plan will include amendments to the UGA, will add new policies to the King County Comprehensive Plan and will recommend adding new policies to the Snoqualmie Vicinity Comprehensive Plan. The GMA limits amendment of comprehensive plans to no more than once per year, with a short list of exceptions; the initial adoption of a subarea plan is one of those exceptions. The initial adoption of a subarea plan may occur at any time, independent of the annual cycle of amendments.

Title 20 of the King County Code specifies King County's process for amending the King County Comprehensive Plan, including changes to the UGA, and further restricts the scope of amendments. Title 20 restricts substantive policy and UGA amendments to a comprehensive review process every four years. The recently adopted 2000 King County Comprehensive Plan was the first comprehensive update of the 1994 plan; the next substantive update will not be completed until 2004. Annual amendments to the KCCP are limited to technical changes. Title 20 also clarifies that the initial adoption of a subarea plan, whenever it occurs, may include amendments to the UGA, but only within a designated JPA. The Snoqualmie Urban Growth Area Subarea Plan may include an amendment to the UGA within Snoqualmie's JPA.

Title 20 also provides an opportunity to make substantive changes to policy or the UGA every two years if "the purposes of the King County Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends, and other relevant data." The Snoqualmie Urban Growth Area Subarea Plan may recommend other changes to the UGA based on a thorough analysis demonstrating these changes are necessary, but actual amendments to the UGA outside of the JPA could not occur until 2002. Any recommended changes outside of the JPA must also be approved by the Growth Management Planning Council prior to King County adoption of the changes.

## Development of the Snoqualmie Urban Growth Area Subarea Plan

The subarea planning effort included four primary components: analysis of the City of Snoqualmie's residential development capacity and its relationship to their target; analysis of existing policy direction; public input; and development of recommendations. The public process ran concurrently with the other components. The result is a series of recommended changes to the UGA, and a set of policies to guide future annexation and development discussions.

### Capacity Analysis

The capacity analysis involved three tasks:

- Analysis of the residential development capacity of the City of Snoqualmie and its current Urban Growth Area, based on development trends, physical characteristics of the land, property owner proposals, and the ability of the land to be served in an efficient manner;
- Analysis of the potential residential development capacity of potential additions to the UGA; and
- Comparison of residential development capacity data to the City of Snoqualmie's set growth target.

The results of this analysis are described in Section II. Existing Conditions and Section III. Urban Growth Area Expansion Opportunities.

### Policy Analysis

Direction for the development of recommendations was found in the GMA, the Countywide Planning Policies, the 2000 King County Comprehensive Plan and the Snoqualmie Vicinity Comprehensive Plan. The applicable policies and analysis for consistency of the subarea plan recommendations with these policies is included in Section V. Policy Review.

### Public Input

Two public meetings were held in Snoqualmie, and additional public comment by telephone, email and letter was solicited.

<u>March 22 Public Meeting</u>
Immediately following King County Council authorization of the Snoqualmie Urban Growth Area Subarea Plan, notice was mailed for the first public meeting. Notice was mailed to all property owners within the geographical area included within the scope of the subarea plan, as well as all property owners within a 1000-foot radius of that geographical area. In addition, all parties of record for the Snoqualmie City Council hearings on the Falls Crossing development

proposal were notified by mail. The Snoqualmie Valley Record also advertised the meeting.

Approximately 40 area residents and property owners attended the meeting at the Snoqualmie Middle School. Following a presentation on the Snoqualmie Preservation Initiative and a description of the purpose and timeline of the subarea planning process, attendees debated the merits of the tradeoffs associated with the Snoqualmie Preservation Initiative. Several attendees expressed interest in the protection of the Falls Crossing site, the trail properties north and west of the City of Snoqualmie, and the Raging River watershed, but many were very concerned about potential impacts from future development decisions related to the expansion of Snoqualmie Ridge. While the subarea plan is focussed exclusively on determining the appropriate UGA for the City of Snoqualmie, the comments received provided direction for the development of policies to guide future annexation and development review processes.

April 5 Public Meeting

The date of the April 5 meeting was announced at the March 22 meeting. Notice was mailed as described above, as well as to all who attended the March 22 meeting. Again, the Snoqualmie Valley Record advertised the meeting.

Approximately 40 area residents and property owners attended the meeting at Mount Si High School. King County and Snoqualmie staff presented the findings of the capacity analysis, preliminary recommendations for UGA changes based on these findings and public comments from the March 22nd meeting, and a set of draft policies to guide future annexation and development within the areas recommended for addition to the UGA. All public comments were officially recorded by a court reporter. Public comments mirrored comments from the March 22nd meeting, primarily focussing on the potential impacts of future development decisions related to the expansion of Snoqualmie Ridge. Many of the comments helped expand and shape the proposed policies included in the subarea plan to guide future annexation and development review processes.

There were also a number of comments about one of the draft UGA revisions presented at the meeting. At the March 22nd meeting, a number of residents in the Snoqualmie Hills neighborhood south and west of City limits recommended removing the north half of Section 36, Township 24, Range 7 from the existing UGA. The draft UGA revisions presented at the April 5 meeting included removal of approximately 172 acres from the UGA in Section 36. A number of property owners within this area did not agree with the draft proposal.

At the close of the meeting, staff requested that in order to incorporate all public comments into the Executive Recommended Snoqualmie Urban Growth Area Subarea Plan, all additional comments be submitted by April 19.

## Recommendations

Following the completion of the public comment period, comments were incorporated into the final recommended changes to the UGA, and the recommended policies were refined. The complete set of recommendations is included in Section IV. Recommendations.

# II. Existing Conditions

## 1994 Capacity Analysis in the City of Snoqualmie and the UGA

Following the adoption of the Countywide Planning Policies and the subsequent regional discussion about the distribution of forecasted growth, the City of Snoqualmie undertook an analysis to determine if their UGA provided sufficient development capacity to meet their target range for potential new households. It is important to note the distinction between the "capacity" and the "target," and how they relate to each other. "Capacity" is a prediction of how many new homes could eventually be built under the existing zoning, after subtracting lands too environmentally constrained to be developed, and applying a factor to account for the amount of land that would be consumed by new roads or utilities. A "market factor" is also added into the equation, to help predict how many new homes could be expected to be built within a set timeframe. Actual capacity may never be achieved due to a variety of factors – a change in the housing market, the willingness of a property owner to develop their land, continuation of an existing use instead of redevelopment, or an inability of the area to receive urban services in a cost-effective manner. The "target" that each jurisdiction must plan to accommodate is something less than its capacity. The target is an individual jurisdiction's allocated share of the new household growth projected by the Washington State Office of Financial Management for the twenty year period of 1992 to 2012. Each jurisdiction is responsible for planning to accommodate its allocated target. Given those same factors noted above – the market, the development goals of property owners and the availability of services – available capacity must be greater than the target to ensure the target can in fact be achieved.

In 1994, Snoqualmie assessed their ability to accommodate the CPP-established 20-year growth target of 1942 to 3625 new households. The 2000 units of the Snoqualmie Ridge project were used to estimate 20-year population growth in that planning subarea. The analysis for the rest of the City and UGA was based on a forecast of the 20-year population growth. Historic and forecasted growth rates for the Snoqualmie Valley were used to provide low and high estimates of population growth. A rate of 2% per year was used for the low estimate and a rate of 4% per year was used for the high estimate. These growth rates were based on 1990 population forecasts by the Puget Sound Council of Governments (now known as the Puget Sound Regional Council) of 2% for the years 1990 to 2020 within population Forecast Area Zone (FAZ) 6500, the 1970 to 1980 historic growth rate of 4% for FAZ 6500, and the1980 to1990 growth rate of 4.3% for North Bend. Including anticipated new households in Snoqualmie Ridge, the calculated 20-year population growth range for Snoqualmie was determined to be 8415 to 10,040 new people.

To determine household targets, the high and low population growth figures were divided by an average household size of 2.5 people. A 5% vacancy factor was then added to come up with a low-high range for target households. The calculated target range, including the 2000 households planned for Snoqualmie Ridge, was determined to be 2570 to 3255 new households.

A capacity analysis was then completed for each planning subarea to determine whether there was sufficient unconstrained acreage within the UGA to accommodate the target. General assumptions were made regarding environmental constraints, already developed land, land needed for public purposes, development densities and market factors. It was determined that there was capacity to accommodate 4,034 new dwelling units, sufficient to cover both the City's high target of 3,255 new households and the high end of the CPP target range of 3625 new households. The City target fell within the CPP target range, and was therefore determined to be consistent.

## 2001 Capacity Re-Evaluation for City of Snoqualmie and UGA

The existing incorporated area and the unincorporated expansion area that comprise the City of Snoqualmie's UGA are divided into seven subareas for planning purposes: the Snoqualmie Ridge Planning Area, the Snoqualmie Falls Planning Area, the Historic Snoqualmie Planning Area, the Meadowbrook Planning Area, the Rattlesnake Ridge Planning Area, the Snoqualmie Hills Planning Area, and the Mill Planning Area. The Historic Snoqualmie, Meadowbrook and Snoqualmie Ridge Planning areas lie completely within the current City boundaries. The Rattlesnake Ridge and Snoqualmie Falls Planning Areas contain both already incorporated and unincorporated lands. The Snoqualmie Hills and Mill Planning Areas are located entirely within the unincorporated portion of Snoqualmie's UGA.

### Snoqualmie Ridge Planning Area

As noted above, capacity within the Snoqualmie Ridge Planning Area was determined based on the Snoqualmie Agreement and subsequent approval of the Snoqualmie Ridge Mixed Use Final Plan, which allowed for a maximum of 2000 new households.

### Snoqualmie Falls Planning Area

The Snoqualmie Vicinity Comprehensive Plan attributed a capacity of 932 households to this planning area. 700 of these households were attributed to the Falls Crossing site, a large mixed-use zoned property within the Snoqualmie Falls Planning Area. With the conservation purchase of the majority of this land, most of this capacity will be removed. A Mixed Use Final Plan has been approved for the remaining portion of the Falls Crossing property south of the Snoqualmie Parkway, and allows for a maximum of 90 units to be constructed.

As few as 30-40 units could be constructed there if the applicant exercises the option to develop a portion of the project site for commercial rather than residential uses. The remaining estimated capacity was attributed to land owned by the owners of the Salish Lodge. Based on preliminary discussions with the landowner, the City anticipates a development proposal for approximately 100 dwelling units. As a result of recent land use decisions and discussion with property owners, the capacity available in the Snoqualmie Falls Planning Area appears to have dropped from an initial estimate of 932 households to 190 households.

**Historic Snoqualmie Planning Area**

The Historic Snoqualmie Planning Area includes the majority of the 600+ households that were in existence at the time the Snoqualmie Vicinity Comprehensive Plan was adopted, prior to development on Snoqualmie Ridge. Little capacity exists in this planning area because the land is either already developed, constrained by wetlands or streams, in the 100-year floodway where no new residential construction is allowed, or in the 100-year floodplain, where new subdivision is limited to one unit per five acres.

**Meadowbrook Planning Area**

Little capacity exists within the Meadowbrook Planning Areas. The vast majority is comprised of lands designated for permanent open space, including portions of Meadowbrook Farm and Three Forks Natural Area, and the Mount Si Golf Course. The Planning Area also includes the Snoqualmie Elementary and Middle School properties. While there are 62 acres of residential land within the Meadowbrook Planning area, this land is within the 100 year floodway, where no new households are allowed.

**Mill Planning Area**

The Mill Planning Area includes approximately 100 acres designated as Planned Residential and was attributed a capacity for 210 households. It is now believed that because of the location of this area at the extreme eastern edge of the UGA, adjacent the Weyerhaeuser Mill Site and the large Glacier NW gravel operation property, it is highly unlikely that area would annex and develop within the 2012 planning timeframe.

**Snoqualmie Hills Planning Area**

The Snoqualmie Hills Planning Area was attributed the most new capacity outside of Snoqualmie Ridge: 850 new households. This estimate, however, was based on a number of assumptions regarding developable area and market availability that have been found to be incorrect. Existing mapped information from the King County Sensitive Areas Folio was used as the basis for

determining unconstrained acreage. While more detailed on-the-ground mapping has not occurred, field reconnaissance has revealed that much more of the area is constrained due to topography and wetlands. In addition, there are clusters of developed 5-acre lots separating potentially developable areas, hindering the extension of public services and roads. The area is currently served by a tangled web of private dirt or gravel roads. Also more apparent is the disinterest of many of the property owners to ever annex to the City, instead preferring a permanently rural status, with large buffers from any future urban development. Based on sales prices in the area, it appears that 5 to10 acre properties are quite marketable and profitable as rural residential estates.

The Johnson Heights portion of the Snoqualmie Hills Planning Area is primarily developed with a range of residential densities, and includes the Snoqualmie Hospital. While this area does not have substantial new capacity, it is currently served by Snoqualmie's water system, and recent studies indicate it will soon need to be served by Snoqualmie's sewer system.

Based on this information, the capacity re-evaluation of the Snoqualmie Hills Planning Area indicates initial estimates were overstated by a factor of 2 or 3. The new estimate for capacity in the planning area is 305 new households.

**Rattlesnake Ridge Planning Area**

Within the Rattlesnake Ridge Planning Area, the site of the former Snoqualmie Winery is within the incorporated boundaries of the City. Nine acres of the site is now owned by the City and will be maintained as permanent open space. All of the unincorporated land within Snoqualmie's UGA south of I-90 is designated Planned Commercial/Industrial, Open Space, or Forestry Resource, except for one tiny parcel designated Constrained Residential. All of these parcels are now in public ownership. There was no real residential capacity assigned to this Planning Area, therefore, the change to public ownership of land does not affect residential capacity. The City of Snoqualmie did attribute a capacity of 1,060 jobs to the Commercial/Industrial designated properties, however, the City's target of 7,490 new jobs was considerably higher than the CPP target range of 3100 to 5820 new jobs.

Updated Total Capacity Estimate

**Table 1**
**Summary of Projected Capacity Shortfall**

| **Planning Area** | **Estimated Comprehensive Plan Capacity** | **Re-evaluated Capacity** | **Capacity Shortfall** |
|---|---|---|---|
| Snoqualmie Falls | 923 households | Salish:<br>100<br>Falls Crossing:<br>90<br><br>190 households | 923 capacity<br>- 190 planned<br>(733) shortfall |
| Historic Snoqualmie | 48 households | 48 households | |
| Snoqualmie Ridge | 2000 households | 2000<br>Habitat for Humanity Homes:<br>50<br>2050 households | +50 |
| Snoqualmie Hills | 850 households | 305 households | (545) |
| Rattlesnake Ridge | 2 households | 0 households | (2) |
| Meadowbrook | 1 household | 0 households | (1) |
| Mill | 210 households | No residential expected by 2012 | (210) |
| **Total** | **4,034 estimated capacity** | **2,593 actual capacity to 2012** | **(1,441) shortfall** |

Table 1 shows the results of the new capacity re-evaluation and compares it to the 1994 estimated capacity. The total reduction in estimated capacity is 1441 new households, resulting in a total estimated capacity of 2593 new households, including those already built in Snoqualmie Ridge. The estimated capacity is just within the City of Snoqualmie's target range of 2570 to 3255 new households, and far less than the high end of the Countywide Planning Policy designated target of 3625 new households. As a result of changing circumstances since 1994 and a closer look at existing development patterns and land constraints, the City of Snoqualmie and its current UGA have significantly less capacity than

previously assumed. Adjustments to the UGA are warranted to ensure sufficient capacity exists to accommodate Snoqualmie's household target.

Those planning areas with significantly less capacity than previously assumed could be either removed from the UGA, or retained in the UGA to provide additional capacity for future planning cycles as circumstances change.

## III. Urban Growth Area Expansion Opportunities

### Snoqualmie Joint Planning Area

Since 1992, the Countywide Planning Policies have assumed that some portion of the Snoqualmie Joint Planning Area would eventually be added to Snoqualmie's UGA. It is logical, therefore, that the first area to consider for expansion of Snoqualmie's UGA is the designated Joint Planning Area. The area included within the JPA was based on two factors. As a party to the Snoqualmie Agreement which first established the JPA, WRECO has interest in expanding the Snoqualmie Ridge development. The JPA therefore includes their 521 acre ownership due south of the Snoqualmie Ridge development. The remaining portion of the JPA is comprised of a variety of property owners surrounding the undeveloped I-90/Highway 18 interchange. The City of Snoqualmie was concerned about the potential for commercial development of the interchange, and requested the area be included within the JPA to ensure they would be a partner in future planning and land use decisions for the interchange.

### WRECO Ownership

Inclusion of the 521 acre WRECO ownership in Snoqualmie's UGA would assure any assigned capacity would be met. Subdivision approval for the Snoqualmie Ridge development is 75% of the way to its planned capacity, and demonstrates the efficiency of master planned community development. While the site has a number of environmental constraints in common with the Snoqualmie Hills Planning Area to the east, the site is undeveloped and in single ownership, allowing all of the development, roads and utilities to be designed to maximize use of the unconstrained area and avoid sensitive lands.

Table 2 shows estimated capacity of the 521 WRECO property based on several planning assumptions described in the table.

**Table 2**

| JOINT PLANNING AREA/WRECO | |
|---|---|
| Total Acres | **521 acres** |
| **UGA Designation** | |
| 30 Percent Reduction - Undevelopable (Sensitive Areas) | 156 acres |
| 20 Percent Reduction - Roads, ROWs | 104 acres |
| | 261 acres |
| ***Developable*** | ***261 acres*** |
| 20 Percent Reduction - Market Factor | 208 acres |
| **Dwelling Units at 4 du/ac** | **832 units** |

As described in the discussion about the Snoqualmie Preservation Initiative, addition of these lands to the UGA would lead to preservation of forest lands in the Raging River watershed, and would also assure funding obligations on the part of King County and Snoqualmie toward the purchase of the Falls Crossing site would be partially offset by WRECO.

**JPA Lands Surrounding the Interchange**

When the JPA was first established in 1990, the majority of the property around the interchange was in private ownership. Since that time, many of the larger parcels have been purchased by public and/or non-profit land conservation organizations with the intent of maintaining the interchange in forestry uses to support the Mountain to Sound Greenway goals. Those parcels still in private ownership near the interchange could provide additional capacity, but addition of any of these lands conflicts with other policy goals of King County and the City of Snoqualmie. First, the WRECO lands in the JPA are undeveloped, under single ownership and located immediately adjacent to existing roads and services constructed for the Snoqualmie Ridge development. Other properties include low density residential uses, a recreational vehicle park, publicly owned and protected forest lands, and a juvenile correction facility. The GMA promotes the orderly and contiguous expansion of urban services and growth. Limiting expansion of the UGA to include only the WRECO properties would facilitate orderly growth and development as the City could annex areas where high quality infrastructure exists or can easily be extended, and where comprehensive planning for development and conservation can be more easily accomplished. Master planning for this area would also ensure provision of adequate buffers to adjacent rural properties.

Second, Snoqualmie has been concerned for some time about the appropriate amount and location for additional commercial development within the City, particularly regarding retail sales and service business. Retail uses within the Snoqualmie Ridge Master Planned Community were limited to a 10 acre core within the Snoqualmie Ridge Neighborhood Center, where it could be designed as a pedestrian oriented, traditional small town main street compatible with the historic part of the City. Snoqualmie Vicinity Comprehensive Plan policies call for location of the principal commercial areas for the City along SR 202 in the historic district and within the Snoqualmie Ridge project. The City is currently working on a market analysis and development plan for the City to determine what types and how much retail development the City can support, how those uses should be distributed within the City, and specific strategies that can be implemented to ensure that the historic district retail area can be more viable as the City grows. The City does not want to promote commercial uses near the I-90 interchange that would compete with retail businesses in the City, and that would discourage travelers from coming into the City for goods and services. The City has planned for more than 110 acres for office/light industrial uses to

accommodate over 5,000 jobs. Transportation oriented commercial uses are adequately provided for at Exit 31 and Exit 34 in North Bend.

Third, the interchange is within the Mountain to Sound Greenway, and both the King County and Snoqualmie Vicinity Comprehensive Plans include policies supporting maintaining the scenic nature of the I-90 corridor. King County and the City pride themselves in their participation and collaboration with the Mountains to Sound Greenway Trust to advance the goals for protection and enhancement of open space and scenic resources within the I-90 corridor. Many of the policies within the Snoqualmie Vicinity Comprehensive Plan, Community Character Element, reiterate the goals for the Greenway and direct the City to participate with the Mountains to Sound Greenway Trust and other such trusts to protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley.

### South of Snoqualmie

The area to the east of the JPA and due south of the existing UGA to I-90 share similar characteristics in terms of development pattern and environmental constraints to the Snoqualmie Hills Planning Area. For those reasons, this area has limited capacity and should not be considered for addition to the UGA.

### North of Snoqualmie

Land to the north of the City and west of Snoqualmie Falls drops off steeply to the lower Snoqualmie River, then climbs steeply to designated forest lands. Lands north of the Mill Planning Area are similarly steep, climbing to designated forest lands. To the northeast of the City, Three Forks Natural Area forms a natural boundary, with landslide hazard lands beyond. Given the unlikely development in the Mill Planning Area within the UGA, future UGA expansion in this area is not recommended. There are no logical opportunities for UGA expansion of the City to the north of the existing City limits or UGA.

### West of Snoqualmie

The area west of the current incorporated boundaries of the City is an extension of the Lake Alice Plateau. While the development pattern immediately adjacent to Lake Alice is fairly dense with narrow lots, the surrounding area is an established rural community. There is limited development capacity in the vicinity of the Lake due to the existing development pattern and the preference of the Lake Alice residents to retain a permanent rural status. WRECO owns 169 acres north of the established Lake Alice community, and due west of the existing Snoqualmie Ridge development. The most logical access to these lands is through the City. WRECO is interested in expanding Snoqualmie Ridge to these so-called Northwest Properties, and as discussed above, as these properties are undeveloped and in single ownership, the development can be

designed to maximize use of the site and achieve capacity assigned to it. The Northwest Properties surround a 40 acre parcel owned by the Snoqualmie School District. If the Northwest Properties were added to the UGA, the school site would be as well. The capacity re-evaluation assumes the site will be used for a new high school. If it is not, it is likely that the site would be accommodated elsewhere within the UGA, at no net change to the total capacity. Using the same assumptions as for the 521 Acre WRECO ownership in the JPA, and assuming the school site is used for a school, Table 3 shows the estimated capacity of all 209 acres.

**Table 3**

| NORTHWEST PROPERTIES | | |
|---|---|---|
| | Total Acres | **209 acres** |
| **UGA Designation** | | |
| | Sensitive areas | 35 acres |
| | Park | 2 acres |
| | High School Site | 40 acres |
| | 20 Percent Reduction - Roads, ROWs | 26 acres |
| | ***Developable*** | ***106 acres*** |
| | 20 Percent Reduction - Market Factor | 85 acres |
| | **Dwelling Units at 4 du/ac** | **339 units** |

As described in the discussion about the Snoqualmie Preservation Initiative, addition of these lands to the UGA would lead to preservation of lands surrounding the regional trail system, contribution by WRECO of $1 million toward construction of a trail bridge across the upper Snoqualmie River, and would also assure funding obligations on the part of King County and Snoqualmie toward the purchase of the Falls Crossing site would be partially offset by WRECO.

## Potential Capacity Corrections

Table 4 shows that addition of WRECO lands within the JPA and the Northwest Properties can offset the capacity shortfall determined through the capacity re-evaluation.

**Table 4**
**Summary of 2012 Capacity With UGA Additions**

| Planning Area | Re-Evaluated Capacity (Existing UGA) | Potential New Capacity (Including UGA Additions) | Total |
|---|---|---|---|
| Snoqualmie Falls | 190 | | 190 |
| Historic Snoqualmie | 48 | | 48 |
| Snoqualmie Ridge | 2,050 | 268*<br>Habitat for Humanity Homes:<br>30<br>298 | 2,348 |
| Snoqualmie Hills | 305 | | 305 |
| Rattlesnake Ridge | 0 | 0 | 0 |
| Meadowbrook | 0 | 0 | 0 |
| Mill | 0 | 0 | 0 |
| JPA (WRECO) | | 832# | 832 |
| NW Properties | | 339# | 339 |
| **Total** | **2,593 actual capacity to 2012** | **1,469 additional households** | **4,062** |

* As described in Section I. Background and Purpose, the Snoqualmie Preservation Initiative, the City is currently considering an amendment to the Snoqualmie Ridge Mixed Use Final Plan that would add an additional 268 residential units. If approved, this would increase the capacity of the Snoqualmie Ridge Planning Area by 268 units.

# The development capacity assumptions and rationale used in this table are for capacity planning purposes only, and should not be construed as pre-judging approval of any pending or future specific development applications. Further, specific allocations and/or locations of residential units or jobs are subject to the relevant development approval processes and may or may not occur as estimated in this table.

Given the new estimates of available capacity in the City of Snoqualmie and its current UGA, addition of the WRECO lands in the JPA and the Northwest Properties is appropriate to ensure the City of Snoqualmie's 2012 household target can be achieved.

As noted earlier, available capacity is necessarily greater than the established target as not all developable lands will be developed within the timeframe of the target. In addition, Snoqualmie may experience a somewhat increased rate of growth due to circumstances in neighboring North Bend. The City of North Bend has been in a nearly continuous development moratorium since 1996, and resolution does not appear to be imminent. The City of North Bend's sewage treatment system needs to be expanded to serve new growth, but the City must first expand its water right to ensure sufficient water to operate an expanded sewage treatment system is available. North Bend has capacity that may not be achievable for some time, and the addition of capacity in Snoqualmie can help alleviate this shortfall.

# IV. Recommendations

Based on the direction of the Countywide Planning Policies and the King County Comprehensive Plan to resolve planning issues in the Joint Planning Area, the 2001 re-evaluation of the capacity of the City of Snoqualmie and its UGA, and the opportunities presented by the Snoqualmie Preservation Initiative to preserve the Falls Crossing site as open space, to protect and enhance the regional trail system, and to ensure up to 9000 acres of land in the Raging River watershed is maintained in forestry uses in perpetuity, two phases of amendments to Snoqualmie's UGA are recommended. The recommended amendments to the UGA and changes in zoning to implement the UGA changes are shown on the following maps.

During the subarea plan development, consideration was given to removing the least-likely to develop portion of the Snoqualmie Hills Planning Area and the Rattlesnake Ridge Planning Area from the UGA. The recommendation is to retain the Snoqualmie Hills Planning Area in the UGA to help with capacity needs in future planning cycles, but to remove the Rattlesnake Ridge Planning Area from the UGA as it is dedicated for permanent open space and forestry uses.

## Urban Growth Area Revisions

### Phase 1

A. Within the designated Snoqualmie Joint Planning Area, add the 521 acre WRECO ownership to the City's UGA. Rezone the property from RA-5 to UR to reflect the urban designation. This amendment should occur simultaneous with adoption of the subarea plan.

B. Recommend the Growth Management Planning Council amend the CPPs to reflect completion of the Snoqualmie joint planning process by deleting CPP FW-1, Step 8.

C. Consistent with B. above, recommend the Growth Management Planning Council amend the "Growth Management Planning Council Proposed Urban Growth Boundary Map" in the CPPs to eliminate the Joint Planning Area.

### Phase 2

A. Recommend the Growth Management Planning Council amend the City's UGA and redesignate as Rural the unincorporated portion of the Rattlesnake Ridge Planning Area as the current ownership of all lands within the planning area precludes any future development.

If these lands are removed from the UGA, they should be rezoned to RA-10 consistent with King County Comprehensive Plan R- 206 which requires the application of RA-10 zoning for lands within ¼ mile of the Forest Production District.

B. Recommend the Growth Management Planning Council amend the City's UGA to add the 209 acres comprised of the Northwest Properties and the Snoqualmie School District site.

## Policy Revisions

To reflect completion of the Snoqualmie Joint Planning process, King County Comprehensive Plan policy U-205 should be deleted:

((~~U-205 King County and the City of Snoqualmie shall complete a joint planning process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.~~))

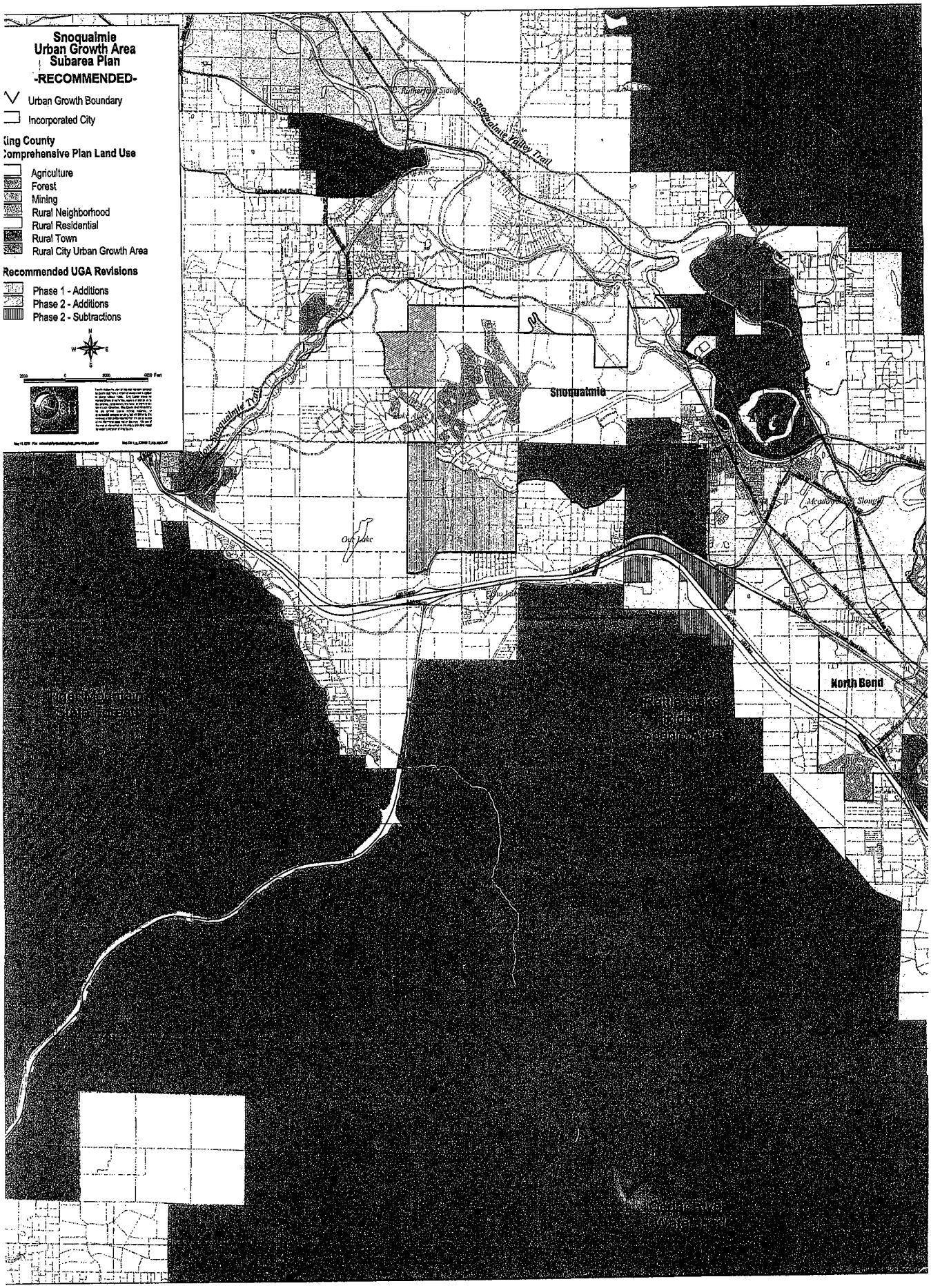
For the same reason, the City of Snoqualmie should also delete Snoqualmie Vicinity Comprehensive Plan policy 8.C.5.:

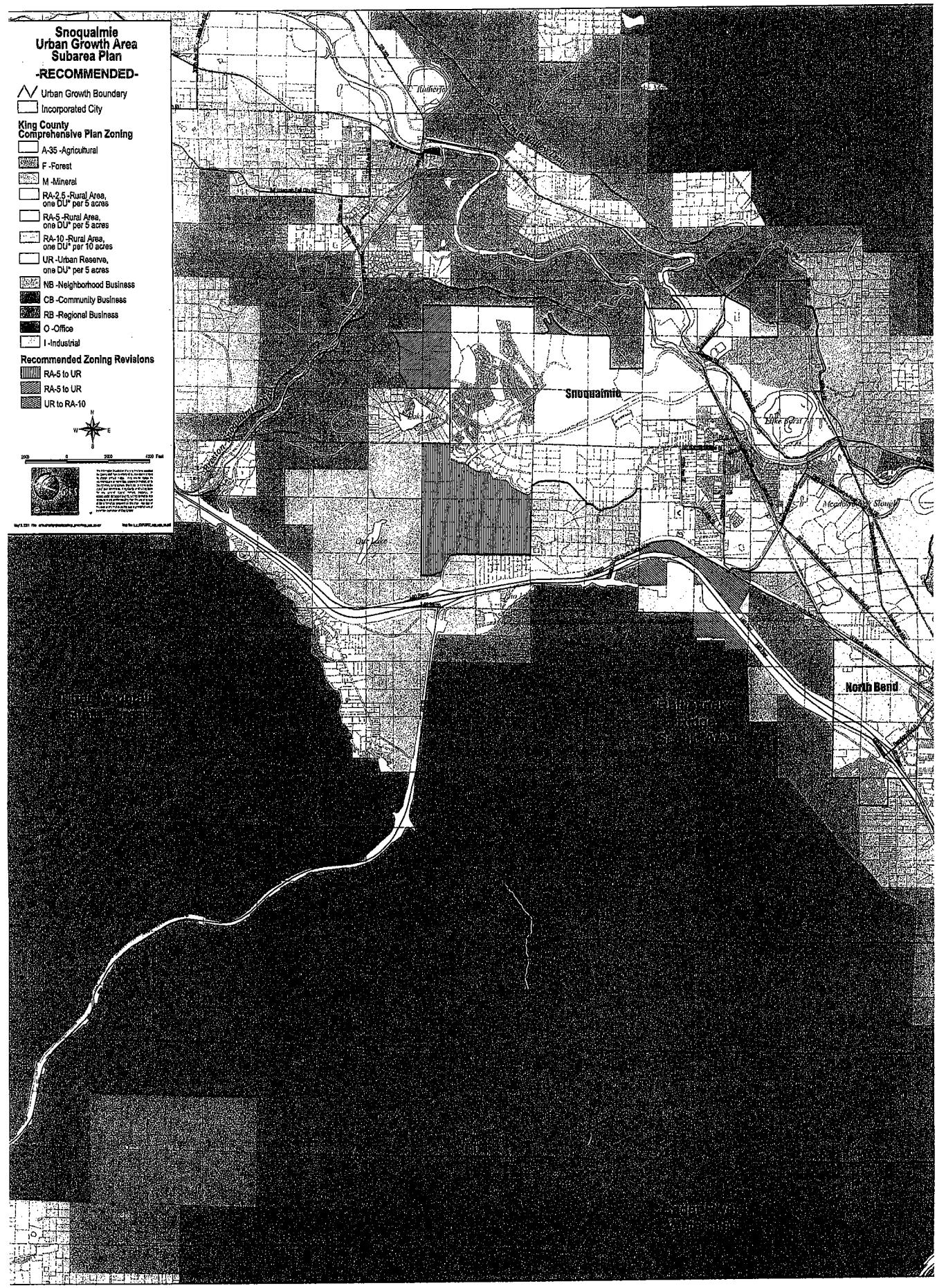
((~~Policy 8.C.5.1 Subject to the goal, objectives and policies for annexation set forth in this element, consider annexation proposals within the Joint Planning Area only after the joint planning process contemplated by the Interlocal Agreement dated February 12, 1990, among the City, King County, and Weyerhaeuser Real Estate Company, has been completed and the Metropolitan King County Council has included such property in the Urban Growth Area designated for Snoqualmie.~~))

## New Policies

To guide review of future annexation and development proposals within the Phase 1 and Phase 2 additions to the City of Snoqualmie's UGA, adopt the following policies as amendments to the King County Comprehensive Plan. The City of Snoqualmie should also adopt the following policies as amendments to the Snoqualmie Vicinity Comprehensive Plan:

1. Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall not occur until completion of detailed planning, preparation and review of project-level Environmental Impact Statement(s), and a determination of required mitigations and amenities. The range of land uses to be allowed and the mitigations and amenities to be required shall be embodied in a binding Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands.


Snoqualmie
Urban Growth Area
Subarea Plan
-RECOMMENDED-
Urban Growth Boundary
Incorporated City
King County
Comprehensive Plan Land Use
Agriculture
Forest
Mining
Rural Neighborhood
Rural Residential
Rural Town
Rural City Urban Growth Area
Recommended UGA Revisions
Phase 1 - Additions
Phase 2 - Additions
Phase 2 - Subtractions
N
W
E
S
Snoqualmie Valley Trail
Snoqualmie
North Bend


Snoqualmie
Urban Growth Area
Subarea Plan
-RECOMMENDED-
Urban Growth Boundary
Incorporated City
King County
Comprehensive Plan Zoning
A-35 -Agricultural
F -Forest
M -Mineral
RA-2.5 -Rural Area, one DU* per 5 acres
RA-5 -Rural Area, one DU* per 5 acres
RA-10 -Rural Area, one DU* per 10 acres
UR -Urban Reserve, one DU* per 5 acres
NB -Neighborhood Business
CB -Community Business
RB -Regional Business
O -Office
I -Industrial
Recommended Zoning Revisions
RA-5 to UR
RA-5 to UR
UR to RA-10
N
W
E
S
2000
0
2000
4000 Feet
Snoqualmie
North Bend

2. The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address aquifer recharge issues, and potential impacts to the water quality and quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and all streams that flow off-site.

3. Based on the findings of the Environmental Impact Statement(s), the Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands in the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall establish a program for long-term monitoring of the water quality and quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing off-site.

4. The Development Agreement shall also outline the remedies necessary if the monitoring program leads to findings that development activities on the annexation lands are the cause for adverse impacts to the water quality and/or quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of streams flowing off-site. The owners of the annexation lands shall be responsible for the monitoring program and correction of any impacts determined to have been caused by their development activities. Remedies may include connection to the public water system, or construction of alternative wells.

5. The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address traffic safety issues, with a focus on safety concerns for rural homeowners dependent upon the southern stretch of the Snoqualmie Parkway for access to their homes. A range of alternatives to improve safety at the intersection of the Snoqualmie Parkway and SE 96th Street, including signalization, road widening and turn lanes shall be explored.

6. Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive Water and Sanitary Sewer Plans to determine the full range of improvements landowners within the annexation will be required to provide.

7. A Drainage Master Plan shall be required for any new development of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area. Storm water facility design shall adhere to the standards in the most recent update of the King County

Design Manual, or of the Snoqualmie Storm Drainage Plan, whichever is the most stringent.

8. There shall be no road connections between the Phase 1 addition to the City of Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning Area, unless future analysis determines a restricted emergency access is necessary for safety purposes.

9. There shall no be no road connections between the Phase 2 addition to the City of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.

10. To protect the rural character of the neighborhoods surrounding the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.

# V. Policy Review

The Washington State Growth Management Act and the local plans developed to implement the GMA provide guidance and direction for the development of the subarea plan recommendations. The following analysis confirms the consistency of the subarea plan's recommendations with applicable policies.

## Washington State Growth Management Act

RCW 36.70A.020 lists the goals which guide the development of comprehensive plans. The first goal is:

> Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

RCW 36.70A.110 provides the criteria for designating Urban Growth Areas:

> (1) An Urban Growth Area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is designated new fully contained community as defined by RCW 36.70A.350.
> (2) Based upon the growth management population projection made for the county by the Office of Financial Management, the county and each city within the county shall include areas and density sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period.
> (3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

*Analysis: The purpose of the Snoqualmie Urban Growth Area Subarea Plan is to recommend an Urban Growth Area for the City of Snoqualmie that is sufficient to permit the 20-year projection for urban growth, and that can readily be served by public facilities and services. Consistent with GMA, King County and the City of Snoqualmie have jointly developed the recommended revisions to the City's UGA, and the King County Executive and City of Snoqualmie Mayor concur with the subarea plan.*

RCW 36.70A.130 guides amendment of comprehensive plans. Section (3) refers to amendments necessary to accommodate urban growth:

> Each county that designates urban growth areas under RCW 36.70A.110 shall review, at least every ten years, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas. The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period.

*Analysis: The subarea plan is the forum for King County' and Snoqualmie's joint review of whether and how to revise the UGA for Snoqualmie to accommodate the 20-year urban growth projections for the City.*

## Countywide Planning Policies

The Countywide Planning Policies establish criteria for designating Urban Growth Areas consistent with the GMA.

> FW-1, Step 4. Following adoption of comprehensive plans, the Growth Management Planning Council or its successor shall review adopted household and employment target ranges and estimated capacity for each jurisdiction to ensure sufficient capacity within the Urban Growth Area.
>
> a. Each jurisdiction shall report to the Growth Management Planning Council or its successor the household and employment targets adopted in its comprehensive plan, and the estimated capacity for household and employment growth for the next 20 years. Jurisdictions containing Urban and/or Manufacturing/Industrial Centers shall report household and employment target ranges both for Centers and areas outside Centers. Each jurisdiction shall also evaluate the availability of infrastructure, as adopted in six-year capital improvement plans, to ensure that capacity is available to accommodate a six-year estimate of household and employment growth.
>
> b. The Growth Management Planning Council or its successor shall review growth targets and capacity for each jurisdiction to assure that local targets are within the adopted ranges and Countywide capacity is sufficient to meet 20-year growth targets. If a discrepancy exists between growth targets and capacity, either within an individual comprehensive

plan or for the County as a whole, the Growth Management Planning Council or its successor shall recommend amendments to Countywide Planning Policies or local plans to ensure that growth targets can be achieved by planned zoning and infrastructure capacity.

*Analysis: The 2001 re-evaluation of the capacity of the City of Snoqualmie and its UGA indicates there is a discrepancy between their growth targets and capacity. In keeping with the intent of this policy, the subarea plan seeks to correct the discrepancy.*

FW-1, Step 8.b. By 1998, all of the joint planning areas identified in the 1994 CPPs have be resolved, except for the City of Snoqualmie. Joint planning for any potential additional annexation of land to the City of Snoqualmie shall be conducted consistent with the terms of the 1990 Interlocal Agreement between King County and the City of Snoqualmie. Future Countywide Planning Policy amendments regarding the Snoqualmie joint planning area consistent with the 1990 Interlocal Agreement are not subject to ratification.

*Analysis: This subarea plan seeks to resolve the City of Snoqualmie's JPA by designating additional annexation land for the City. Adoption of this subarea plan and its recommended changes to the UGA will implement FW-1, Step 8.b., after which the policy should be deleted from the CPPs.*

LU-7 Designated Rural Areas are considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130 (3)) and policy FW-1. Future growth should be accommodated to the maximum extent feasible by efficient use of existing urban land within the Urban Growth Area. Annexation of Rural Areas to cities shall be prohibited. When annexation of Rural Areas is necessary to link two Urban Areas, that intervening Rural Area shall be designated as permanent urban separator at low rural densities.

*Analysis: This subarea planning process constitutes review pursuant to RCW 36.70A.130(3) and policy FW-1. The capacity analysis for the City of Snoqualmie and its UGA indicates that urban growth cannot be accommodated efficiently within the existing UGA.*

FW-12 The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.

*Analysis: Consistent with FW-12, any land added to Snoqualmie's UGA will be zoned Urban Reserve (UR), which requires clustered development at a density of*

*one home per five acres, in order to prevent development that would preclude future urban development. The City of Snoqualmie requires the completion of an Annexation Implementation Plan outlining allowed urban densities and necessary urban services within the planning subarea prior to annexation of that portion of land in their UGA, to ensure urban development can and will be achieved.*

LU-26 The lands within Urban Growth Areas shall be characterized by urban development. The Urban Growth Area shall accommodate the 20-year projection of household and employment growth with a full range of phased urban governmental services. The Countywide Planning Policies shall establish the Urban Growth Area based on the following criteria:

a. Include all lands within existing cities, including cities in the Rural Area and their designated expansion areas;
b. The Growth Management Planning Council recognizes that the Bear Creek Master Plan Developments (MPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan and recognizes these properties as urban under these Countywide Planning Policies. If the applications necessary to implement the MPDs are denied by King County or not pursued by the applicant(s), then the property subject to the MPD shall be redesignated rural pursuant to the Bear Creek Community Plan. Nothing in these Planning Policies shall limit the continued review and implementation through existing applications, capital improvements appropriations or other approvals of these two MPDs as new communities under the Growth Management Act;
c. Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;
d. Include only areas already characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
e. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
f. Respect topographical features which form a natural edge such as rivers and ridge lines; and
g. Include only areas which are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions.

*Analysis: The 2001 re-evaluation of Snoqualmie's Urban Growth Area indicates it cannot accommodate the 20-year projection of household growth with a full range of phased urban governmental services. The redesignation of some rural*

*lands to UGA is necessary. WRECO-owned lands within the JPA and to the northwest of the City can be served efficiently and cost effectively by a full range of facilities and services, are located adjacent to and topographically, on the same plateau as existing urban growth. These properties do contain environmentally constrained areas, but the master planning process which would be used to determine how the land would be developed allows for efficiency in development while avoiding constrained areas, and the opportunity to evaluate and control for impacts.*

LU-28 Within the Urban Growth Area, growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized such that infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.

*Analysis: Infrastructure improvements can be easily extended to the WRECO-owned lands within the JPA and to the northwest of the City, while they cannot be as easily extended to other areas currently within Snoqualmie's UGA.*

LU-38 In recognition that cities in the Rural Area are generally not contiguous to the Countywide Urban Growth Area, and to protect and enhance the options cities in Rural Areas provide, these cities shall be located within Urban Growth Areas. These Urban Growth Areas generally will be islands separate from the larger Urban Growth Area located in the western portion of the County. Each city in the Rural Area and King County and the Growth Management Planning Council shall work cooperatively to establish an Urban Growth Area for that city. The Urban Growth Area for cities in the Rural Area shall:

a. Include all lands within existing cities in the Rural Area;
b. Be sufficiently free of environmental constraints to be able to support rural city growth without major environmental impacts;
c. Be contiguous to city limits;
d. Have boundaries based on natural boundaries, such as watersheds, topographical features, and the edge of areas already characterized by urban development;
e. Be maintained in large lots at densities of one home per five acres or less with mandatory clustering provisions until such time as the city annexes the area;
f. Be implemented through interlocal agreements among King County, the cities and special purpose districts, as appropriate, to ensure that annexation is phased, nearby open space is protected and development within the Urban Growth Area is compatible with surrounding Rural and Resource Areas; and

g. Not include designated Forest or Agricultural Production District lands unless the conservation of those lands and continued resource-based use, or other compatible use, is assured.

*Analysis: The recommended UGA revisions:*
*a. retain all lands currently within the City;*
*b. include environmentally constrained lands, but because the lands are undeveloped and under single ownership, development can be designed to avoid sensitive areas, and mitigations can be comprehensively determined to protect sensitive areas from impacts;*
*c. are contiguous to City limits;*
*d. are adjacent to areas characterized by urban growth, and are located on the same plateau as urban development;*
*e. include a requirement to rezone all lands added to the UGA to UR, which requires clustered development at one home per 5 acres in order to prevent development that would otherwise preclude future urban development;*
*f. consistent with the Snoqualmie Agreement, the Snoqualmie Vicinity Comprehensive Plan's annexation policies require phased development, provision of open space and protection of nearby rural uses from the impacts of urban development;*
*g. do not include resource lands.*

## 2000 King County Comprehensive Plan

The King County Comprehensive Plan provides detailed direction for planning in unincorporated areas and in conjunction with cities.

RP-102 King County shall actively solicit citizen participation from individuals and organized groups, including Unincorporated Area Councils, in the development and implementation of its plans.

*Analysis: King County actively solicited citizen participation in the Snoqualmie Urban Growth Area Subarea Plan process (see Section I. Background and Purpose, Development of the Snoqualmie Urban Growth Area Subarea Plan). There are no Unincorporated Area Councils in the vicinity of the City of Snoqualmie.*

RP-103 King County shall seek comment during its planning processes from federally-recognized tribes.

*Analysis: The Snoqualmie Tribe has been notified of all public meetings related to the subarea planning process, and staff have offered to attend tribal council meetings at their request.*

RP-106 The Urban Growth Area line is considered long-term and can only be amended consistent with Countywide Planning Policy FW-1, and Comprehensive Plan Policy I-304.

*Analysis: This subarea planning process constitutes review pursuant to CPP FW-1. Comprehensive Plan policy I-304 is the basis for Title 20 of the King County Code, described above in Section 1. Background and Purpose, Subarea Planning Process. Title 20 allows amendment of the King County Comprehensive Plan through the initial adoption of a subarea plan, which may include a change to a UGA when within a JPA. Title 20 also allows substantive changes to the King County Comprehensive Plan every two years if "the purposes of the King County Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends, and other relevant data." The capacity re-evaluation for the City of Snoqualmie provides evidence that the purposes of the King County Comprehensive Plan are not being achieved, and another change to the UGA is warranted in 2002.*

RP-307 Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements, any of which may be included in environmental review documents:

a. A detailed statement of what is proposed to be changed and why;
b. A statement of anticipated impacts of the change, including the geographic area affected and issues presented;
c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
e. A statement of how the amendment complies with the Countywide Planning Policies;
f. A statement of how functional plans and capital improvement programs support the change; and
g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

*Analysis:*
*a. This subarea plan recommends changes to the City of Snoqualmie's UGA based on a capacity shortfall in the City's current UGA, and to provide protection for resource lands surrounding the City.*

*b. The geographic area affected is shown on Map 2 and the map in Appendix A. The recommended changes would add a total of 516 acres to Snoqualmie's UGA to the south and the northwest of the current City limits, and bring the capacity of Snoqualmie's UGA to the same level assumed in 1994. The areas most directly impacted are the Lake Alice neighborhood to the west of the City, and the Snoqualmie Hill neighborhood to the southeast. Analysis of all potential impacts of future development within areas added to the UGA, and determination of appropriate mitigations for such impacts, will be conducted by the City through a series of processes with full public involvement.*

*The recommended changes will provide sufficient growth capacity to make up for the capacity shortfall discovered in Snoqualmie's existing UGA. The recommended changes will also allow for actualization of the land preservation opportunities outlined in the Snoqualmie Preservation Initiative, which will lead to the protection of nearly 10,000 acres in open space and forestry.*

*c. The King County Comprehensive Plan is implemented by the recommended changes. Policy U-205 directs King County and the City of Snoqualmie to complete a joint planning process, and the recommended revisions are consistent with the criteria for Rural City UGAs in CPP LU-38.*

*d. The revisions are consistent with RCW 36.70A.130 which call for joint county/city review to ensure the UGA can accommodate the 20-year growth projections.*

*e. The revisions are consistent with Countywide Planning Policies FW-1, Step 8.b. which calls for resolution of Snoqualmie's Joint Planning Area, and FW-12 which requires the UGA to contain enough land to accommodate future urban development.*

*f. The recommended additions to Snoqualmie's UGA are areas where City services can easily be extended, facilitating orderly growth. Prior to annexation of any lands added to Snoqualmie's UGA, the Snoqualmie Vicinity Comprehensive Plan requires approval of complete updates of all utility plans, and approval of an annexation implementation plan to determine all needed infrastructure improvements.*

*g. Public involvement in the development of the subarea plan is documented in Section I. Background and Purpose, Development of the Snoqualmie Urban Growth Area Subarea Plan, and continues through King County and Snoqualmie City Council review of the subarea plan.*

*The subarea plan recommends application of the UR zone to lands added to the UGA to ensure future urban development is not precluded. The subarea plan*

*also recommends the application of RA-10 zoning to the lands in the Rattlesnake Planning Area recommended for removal from the UGA.*

RP-308 Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

*Analysis: Lands added to the UGA as result of this subarea plan will also be rezoned from RA-5 to Urban Reserve (UR), which requires clustered development at a density of one home per five acres in order to prevent development that would preclude future urban development. Prior to annexation of such lands, the City of Snoqualmie will complete all relevant modifications to capital improvement plans, subarea plans and functional plans required for implementation.*

*Lands removed from the UGA as a result of this subarea plan will also be rezoned from UR to RA-10, consistent with a Rural land use designation.*

U-205 King County and the City of Snoqualmie shall complete a joint planning process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.

*Analysis: This subarea planning process implements U-205. Once the subarea plan is adopted, policy U-205 should be deleted.*

R-401 The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, and the surrounding Rural Area and Natural Resource Lands.

*Analysis: This subarea plan includes recommended policies to guide future annexations and development in Snoqualmie's UGA. A primary intent of the policies is to minimize the impacts of new development on surrounding rural land. In addition, the Snoqualmie Preservation Initiative seeks to provide long-term protection of the historic Snoqualmie Falls, and preserve long-term forestry uses north and south of the City.*

R-402 Within Rural City Urban Growth Areas, the following uses shall be permitted until the area annexes to the city:

a. Residential development at a density of 1 home per 5 acres or less with mandatory clustering; and
b. Non residential development such as commercial and industrial as determined through previous subarea plans.

*Analysis: Lands added to the UGA as result of this subarea plan will also be zoned Urban Reserve (UR), which requires clustered development at a density of one home per five acres, in order to prevent development that would preclude future urban development.*

P-116 King County supports the Mountains to Sound Greenway along the Interstate-90 corridor. The County should work to complete the continuous block of public ownership along this greenway which forms the "backbone" of a countywide habitat network. Closure of the gap should be accomplished through acquisition or coordination with other public and private agencies.

*Analysis: The goal of the Mountain to Sound Greenway is to preserve the scenic value and working natural resource landscape in the I-90 corridor. In support of the Greenway, urban development at the I-90/Highway 18 interchange is not recommended. Further, the recommended addition to the UGA within the City of Snoqualmie's JPA helps accomplish the goals of the Snoqualmie Preservation Initiative, which would result in preservation of the 9000 acres of privately owned land in the Raging River watershed in permanent working forests.*

CP-909 King County will support development within the Snoqualmie Valley cities of Duvall, Carnation, Snoqualmie and North Bend and annexation and development of lands within their expansion areas, when each city demonstrates that its wastewater and storm water treatment systems for the existing and proposed city jurisdiction will not degrade the water quality of the Snoqualmie River and its tributaries. (SQP-58)

*Analysis: The City of Snoqualmie has permitted and constructed a new wastewater treatment plant to serve its projected growth. The City's approved sewer comprehensive plan and wastewater treatment plant engineering report include provisions for expansion of this wastewater treatment plant, when necessary, to accommodate projected growth within the City. The City has initiated a process with the Department of Ecology to consider re-rating the City's existing wastewater treatment plant based on performance and loading to assess*

*the potential for additional approved capacity within the existing plant configuration. The City has also commenced work on a wastewater treatment plant engineering report update to assess proposed expansion to the City's existing wastewater treatment system.*
*Drainage planning and construction will be required to meet all requirements of the latest version of the King County Surface Water Manual. This will ensure protection of the water quality of the Snoqualmie River and its tributaries.*

CP-910 King County will not support Snoqualmie Valley cities' annexations into expansion areas until each city has adopted mechanisms to reduce or eliminate flood hazards within its jurisdiction. (SQP-59)

*Analysis: The City has adopted flood hazard regulations (SMC 15.12) that prohibit fill in the floodplain, require all new residential construction to elevate the first floor at least one foot above the base flood elevation, and require all new commercial construction to either be elevated or flood proofed. In addition, the City amended the Snoqualmie Vicinity Comprehensive Plan to redesignate residential properties in the floodplain to "Constrained Residential" and added policies to limit density within such areas to one unit per five acres. These policies are currently being implemented through an interim control ordinance. The City participates in the FEMA Community Rating System and has a current rating of 6, equal to the County, and has been very successful is receiving grants for elevation or purchase of flood prone residential properties.*

CP-912 King County will not support any annexations by a Snoqualmie Valley city until it can be demonstrated that building permits have been approved at urban densities for development of at least one-half of the environmentally unconstrained land in all the annexations by the rural city since January 1990. Exceptions to this policy may be considered by King County subject to an interlocal agreement and where all other applicable policies herein are satisfied. (SQP-62)

*Analysis: The only area Snoqualmie has annexed since 1990 is the Snoqualmie Ridge area.. All permits related to the Snoqualmie Ridge development have been for a range of urban uses at a mix of urban densities.*

CP-913 The county shall oppose an annexation by a Snoqualmie Valley city unless it lies within approved service areas as designated by comprehensive plans for water and sewer, is accompanied by all the proposed amendments to extend water and sewer comprehensive plan, or the area is already adequately served by such utilities. (SQP-63)

*Analysis: The City will amend its water and sewer comprehensive plans to include any area added to the urban growth area prior to approving any annexation request within that area. Amendments to the water and sewer comprehensive plans will also be made to address areas removed from the City's urban growth area.*

CP-921 Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City of Snoqualmie, King County will support annexations in expansion areas when consistent with all appropriate policies herein and when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-77)

*Analysis: The City has been working closely with King County, FEMA and the Corps of Engineers for many years to define and implement a CORPS 205 flood damage reduction project. Environmental review has been completed and funding allocated from the federal government for this project. In addition, the City amended the Snoqualmie Vicinity Comprehensive Plan to redesignate residential properties in the floodplain to "Constrained Residential" and added policies to limit density within such areas to one unit per five acres. These policies are currently being implemented through an interim control ordinance. The City participates in the FEMA Community Rating System and has a current rating of 6, equal to the County, and has been very successful is receiving grants for elevation or purchase of flood prone residential properties.*

## 1994 Snoqualmie Vicinity Comprehensive Plan, as amended

Policies addressing future annexation to the City are contained in Element 8 – Annexation Policies. These policies were developed to provide consistency with GMA goals and requirements and the Countywide Planning Policies and to address specific city concerns regarding planning and phasing of growth within the UGA.

Goal 8: Ensure through appropriate temporal phasing of future annexations within the Urban Growth Area that the City has an adequate quantity of appropriately zoned land to accommodate its targeted population and employment such that there is neither more nor less land available at any time than is necessary to meet targets and to facilitate the orderly and sensitive integration of property into the city, in a manner consistent with the Growth Management Act, the goals, objectives and policies of the City's Comprehensive Plan, and the King County Countywide Planning Policies.

Objective 8.B.1 Provide for orderly growth and development at a reasonable rate to meet population and employment targets within the urban growth area, consistent with state law, city comprehensive plans and policies, and countywide planning policies.

*Analysis: The 2001 re-evaluation of Snoqualmie's Urban Growth Area indicates it cannot accommodate the 20-year projection of household growth. In addition to the conservation benefits provided by the provisions of the Snoqualmie Preservation Initiative, the addition of the WRECO properties to the Snoqualmie UGA would facilitate orderly growth and development, allowing the City to expand into areas where high quality infrastructure exists or can easily be extended. Because the recommended properties are undeveloped and under single ownership, development and conservation for the area can be comprehensively planned not only to accommodate growth targets but to protect sensitive areas, provide a network and public parks, trails and open space, and preserve buffers to adjacent rural lands.*

Policies:

8.B.1.1 Subject to Objective 8.B.4, do not accept any annexation proposal for consideration unless it meets all of the following criteria:

a. the proposed annexation area is located within the City's urban growth area.

b. the annexation of additional land to the City has been determined necessary and appropriate in an annual evaluation cycle conducted pursuant to Objective 8.B.2 to meet the population or employment target within the two years next following the evaluation;

c. the proposed annexation has been determined to be a high priority in an annual evaluation cycle conducted pursuant to Objective 8.B.2; and

d. the proposed annexation area is not significantly larger than the quantity of land determined to be required in an annual evaluation cycle conducted pursuant to Objective 8.B.2; or

e. the proposed annexation falls within one of the special circumstances enumerated in Policies 8.B.4.1 through 8.B.4.4.

*Analysis: Prior to any annexation of land within its designated Urban Growth Area, the City would need to determine that these criteria have been met. This analysis would be completed prior to the finalization of a development agreement with the property owner.*

8.B.1.2 In addition to the requirements of 8.B.1.1, only accept annexation proposals that meet all of the following criteria:

a. the annexation represents a logical extension of the city's boundaries and contributes to more unified areawide planning, or the boundaries of the annexation area allow existing city boundaries to be

made more uniform through the elimination of irregular boundary lines and unincorporated islands of land;

b. adequate municipal services exist to serve the area, or a plan reasonably susceptible of being accomplished, including funding, is in place;

c. the boundaries of the proposed annexation are drawn in a manner that makes the provision of public services geographically and economically feasible;

d. the annexation proposal includes a legally binding commitment to fairly and equitably share on a pro-rata basis the cost of future public and institutional needs, such as: parks and open space, schools, fire protection services, roads, utilities and public facilities; and

e. the annexation proposal includes a commitment to participate in overall flood damage reduction efforts of the City

*Analysis: Prior to any annexation of land within its designated Urban Growth Area, the City would need to determine that these criteria have been met. This analysis would be completed prior to the finalization of a development agreement with the property owner.*

Objective 8.B.2 Conduct annual evaluations to determine whether additional annexations are necessary or appropriate to meet population or employment targets within the two years next following the annual evaluation, and set priorities for areas to be annexed.

Policies:

8.B.2.1 Conduct an annual evaluation by City Council, on recommendation of the Planning Commission, as to whether it is necessary and appropriate to annex additional land to the City, and if so, what quantity of land. Provide for City Staff support in assembling and analyzing data to assist the City Council and Planning Commission in their evaluation.

8.B.2.2 Make a determination whether additional land should be annexed to accommodate the yearly increment of population as projected in Table 10.1. This determination should be based on an analysis of data relating to actual population growth relative to projected growth for the two years next following the date of the evaluation, with due consideration as to whether the actual growth is within the range set forth in Table 10.1, and with due consideration for development projects in process.

8.B.2.3 If it is determined that additional land should be annexed, determine the additional population to be accommodated and the net quantity of developable land required for such population.

8.B.2.4 Set priorities annually for areas to be annexed based upon location to avoid "leap-frog" annexations, availability of existing infrastructure to serve the area, and the difficulty and cost of extending infrastructure.

*Analysis: The City will conduct annual evaluations as required by these policies to determine appropriate timing for future annexations of land within its designated Urban Growth Area.*

Objective 8.B.3 Maintain effective control over growth and development within the urban growth area and encourage consistency with comprehensive plan goals and policies by requiring more specific area planning prior to annexation.

Policies:

8.B.3.1 Require the petitioner, whether the City or property owner, to prepare an annexation implementation plan for the entire applicable planning prior to annexation of any individual property to the City. Prepare the annexation implementation plan prior to any particular petition or request for annexation, or in response to an individual annexation request. Ensure annexation of individual properties conform substantially to the policies of the annexation implementation plan. Require the preparation of a pre-annexation zoning regulation pursuant to the provisions of RCW 35A.14.330 and 340.

8.B.3.2 Annexation implementation plans are intended to implement, but not be part of, the City's comprehensive plan.

8.B.3.3 Annexation implementation plans are intended to be the general policy guide for development of any property proposed for annexation. Require the annexation implementation plan to portray proposed land uses; road and utility systems, including storm drainage; sites for public facilities and parks; and trail and open space systems. A mixed use final plan approved pursuant to Snoqualmie's Mixed Use Ordinance becomes the controlling document for subsequent development approvals for property in the Mixed Use Zone.

8.B.3.4 Ensure that annexation implementation plans conform with the applicable planning area policies identified in Section 8.C below.

8.B.3.5 Ensure annexation implementation plans promote a viable mix of residential, commercial, parks, open space and public land uses that are integrated into the community in a manner that preserves and enhances Snoqualmie's unique community character.

8.B.3.6 Annexation implementation plans may be amended in the process of review and approval of more specific final plans based upon information provided by environmental review, in response to changes over time in housing and employment needs, neighboring land uses and evolving City and King County policies.

8.B.3.7 Require all future development approvals, including mixed use final plan approvals, planned residential approvals, planned commercial approvals, subdivision approvals or other development approvals to conform substantially with the policies of the annexation implementation plan. A mixed use final plan approved pursuant to Snoqualmie's Mixed Use Ordinance will be the controlling document for subsequent development approvals for property in the Mixed Use Zone.

8.B.3.8 Where the area proposed for annexation abuts areas designated rural or resource by King County, require development within the annexation area be designed so that the rural and resource areas are buffered for protection from more intensive land uses.

8.B.3.9 When the planning area contains sensitive areas as defined by applicable ordinances, require the annexation implementation plan to include a sensitive areas study which addresses steep slopes, geologic hazard areas, wetlands, frequently flooded areas and stream corridors.

8.B.3.10 Consider granting exceptions to the annexation implementation plan requirement for annexations of a public health and safety nature, when such annexation is required to provide necessary public services to a property.

8.B.3.11 Grant exceptions to the annexation implementation plan requirement for annexations of land necessary for location of City facilities.

8.B.3.12 Prepare an ordinance that specifies the requirements for an annexation implementation plan.

8.B.3.13 Require the annexation implementation plan include a review of the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans, and include provision for any required update to those plans.

*Analysis: Pursuant to these policies, an annexation implementation plan must be approved by the City prior to approval of any annexation (other than annexations for municipal purposes, such as roads, water wells or reservoirs, sewer lift stations, etc.). This more specific planning would address all aspects of conservation and development for the entire planning area, including, but not*

*limited to, land uses and densities necessary to accommodate growth targets; road and utility systems, including storm water; sensitive area protection; provision of land for parks, trails and open space; and preservation of buffers to adjacent rural lands.*

Objective 8.B.4 Consider certain annexation proposals which may not meet strict phasing requirements on their specific merits in special circumstances.

Policies:

8.B.4.1 Consider proposed annexation of land when required for municipal facilities or purposes.

8.B.4.2 Consider proposed annexations of already developed contiguous areas to provide municipal services when necessary for public health and safety and/or desired by the residents of those areas.

8.B.4.3 Consider annexations of portions of a property in common ownership lying partially within and partially without the corporate limits.

8.B.4.5 Consider annexation of areas proposed for a mix of uses, which may include residential and employment uses, when annexation would offer significant benefits to the City.

*Analysis: The City will consider the extent to which a proposed annexation has specific merit, presents special circumstances or offers significant benefits to the City in determining whether the location, size, proposed land uses, and/or timing for such annexation is appropriate.*

Policy 8.C.5.1 Subject to the goal, objectives and policies for annexation set forth in this element, consider annexation proposals within the Joint Planning Area only after the joint planning process contemplated by the Interlocal Agreement dated February 12, 1990, among the City, King County, and Weyerhaeuser Real Estate Company, has been completed and the Metropolitan King County Council has included such property in the Urban Growth Area designated for Snoqualmie.

*Analysis: Completion of the joint planning process contemplated by the Snoqualmie Agreement addresses this policy. Once the subarea plan is adopted, policy 8.C.5.1 should be deleted. Lands added to the UGA would be subject to amendment of the Snoqualmie Vicinity Comprehensive Plan to include those areas. Upon addition of the recommended properties to Snoqualmie's designated Urban Growth Area, the City would amend the comprehensive plan to include those areas, locate them within a new or existing Planning Area, and apply appropriate land use designations. Pursuant to other Annexation Element*

*policies, an Annexation Implementation Plan for the entire Planning Area would be required prior to any annexation.*

In addition to the annexation policies of Element 8, there are two additional policies supporting the recommendations:

> 2.D.6 Participate with the Mountain to Sound Greenway Trust and other such trusts to protect the nature of the I-90 corridor and the upper Snoqualmie Valley.
>
> 3.C.4.1 Locate the principal commercial areas for the City along SR 202 (Railroad Avenue) in the historic City, and within mixed use developments along the Snoqualmie Ridge Parkway. Avoid strip commercial development along SR 202 and the Snoqualmie Ridge Parkway.

Analysis: In support of these policies, lands within the JPA surrounding the I-90/Highway 18 interchange and in the I-90 corridor are not recommended to be included in Snoqualmie's UGA, but are recommended to remain rural.

## VI. Conclusions

The capacity and policy analysis, along with the opportunities for land preservation offered by the Snoqualmie Preservation Initiative, support the revision of the City of Snoqualmie's UGA for a net gain of 516 acres. Codified procedures for amendment of the King County Comprehensive Plan require the revisions to be made in two phases. With adoption of this subarea plan, 521 acres should be added to the UGA, bringing the designated Snoqualmie Joint Planning Area to complete resolution. Following GMPC review, an additional 209 acres should be added to the UGA, and the 214 acre unincorporated portion of the Rattlesnake Ridge Planning Area, south of I-90, should be removed from the City of Snoqualmie's UGA, in 2002.

# Appendices

A. Snoqualmie Preservation Initiative Memorandum of Understanding and Map

B. Supplement to 1994 KCCP Appendix D

# KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

## Signature Report

**March 13, 2001**

**Motion 11128**

**Proposed No.** 2001-0148.2 **Sponsors** Phillips, Irons and Miller

A MOTION related to protection of natural resource lands through compact urban development; endorsing the Snoqualmie Preservation Initiative and authorizing a joint planning process between King County and the city of Snoqualmie.

WHEREAS, Snoqualmie Falls is a local, regional and national treasure, and

WHEREAS, recent development proposals threaten to forever alter the viewshed of Snoqualmie Falls and impact lands along the upper Snoqualmie river of historical, archeological and cultural significance, and

WHEREAS, the Preston-Snoqualmie and the Snoqualmie Valley trails are critical components of the two-hundred-mile King County Regional Trail Network, and

WHEREAS, there are critical missing links between these two trails, as well as missing links across the Snoqualmie river to the five-hundred-twenty-five-acre Three Forks Natural Area and the four-hundred-fifty-acre Meadowbrook Farm, and

WHEREAS, the Raging river basin is comprised of significant anadromous salmonid spawning habitat and highly productive forest lands, and functions as an

important wildlife corridor between the Tiger Mountain State Forest, the Cedar River Watershed and the Rattlesnake Mountain Scenic Area, and

WHEREAS, the King County Countywide Planning Policies, policy LU-28, directs growth to areas which are urbanized such that infrastructure improvements can be easily extended, and

WHEREAS, the city of Snoqualmie has high quality infrastructure with sufficient capacity for additional growth, and

WHEREAS, the King County Countywide Planning Policies, Framework Policy FW-1, Step 8.b., identify a Joint Planning Area for Snoqualmie, and directs the executive to jointly plan with the city of Snoqualmie to resolve their urban growth area, and

WHEREAS, the Agreement Between the City of Snoqualmie, King County, and Snoqualmie Ridge Associates Regarding Snoqualmie's Future Annexation of Property on the Lake Alice Plateau ("Snoqualmie Agreement"), Section IX.A, states that King County and Snoqualmie agree to review the issue of long-term land uses in the joint planning area through future joint planning efforts, and

WHEREAS, the Snoqualmie preservation initiative provides the means to protect resources of historical, archaeological and cultural significance, ensure long-term, sustainable forestry in the Raging river basin, provide vital trail connections and ensure compact development where sufficient infrastructure can easily be extended through a joint planning effort to determine Snoqualmie's ultimate urban growth area boundary.

NOW, THEREFORE, BE IT MOVED by the Council of King County:

The attached memorandum of understanding providing the framework for the Snoqualmie Preservation Initiative is hereby endorsed.

41 The executive is encouraged to sign the memorandum of understanding and to
42 move forward on the Snoqualmie Preservation Initiative as described within the
43 memorandum and this motion.
44 The executive is authorized to begin a joint planning process with the city of
45 Snoqualmie with the goals of resolving land use issues within the designated joint
46 planning area, and recommending the city of Snoqualmie's final urban growth area
47 boundary. Proposed recommendations shall be contained in a subarea plan, which shall
48 be completed subject to any legal and procedural requirements, such as SEPA and public
49 notification. An ordinance adopting the subarea plan shall be transmitted to the King
50 County council in time to comply with any legal and procedural requirements, on or
51 before April 26, 2001.
52 The executive is authorized to work with the city of Snoqualmie and
53 Weyerhaeuser Real Estate Company to review and update the 1990 Snoqualmie
54 Agreement. An ordinance approving recommendations for update of the 1990
55 Snoqualmie Agreement shall be transmitted to the King County council on or before
56 April 26, 2001.
57 The executive is authorized to work with the city of Snoqualmie, Cascade Land
58 Conservancy and Weyerhaeuser Real Estate Company to finalize a funding agreement
59 specifying mitigation payments by Weyerhaeuser Real Estate Company that reduce the
60 financial obligation of King County and Snoqualmie to fund the purchase of Falls
61 Crossing. Such funding agreement shall include provision for mitigation payments if
62 county action triggering the mitigation obligation is delayed beyond the date specified in
63 the agreement due to county compliance with legal and procedural requirements. An

ordinance authorizing the executive to sign the funding agreement shall be transmitted to the King County council on or before April 26, 2001.

The executive shall transmit to the King County council on or before April 26, 2001 an appropriations ordinance to fund King County's obligation to fund the purchase of Falls Crossing consistent with the funding agreement identified above.

Subject to legal and procedural requirements, such as SEPA and public notification, the King County council intends to finalize review of these ordinances, recommending the subarea plan, the update to the 1990 Snoqualmie Agreement, funding agreement and supplemental appropriations by June 4, 2001.

73 The executive is authorized to seek federal and state funding to complete critical

74 links in the King County Regional Trail Network in the Snoqualmie area.

Motion 11128 was introduced on 2/20/01 and passed by the Metropolitan King County Council on 3/12/01, by the following vote:

Yes: 9 - Ms. Miller, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Nickels, Mr. Pullen, Mr. Gossett, Mr. Vance and Mr. Irons
No: 0
Excused: 4 - Mr. von Reichbauer, Ms. Fimia, Ms. Sullivan and Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Louise Miller

Louise Miller, Vice Chair

ATTEST:

Anne Noris

Anne Noris, Clerk of the Council

**Attachments** A. Memorandum of Understanding for the Snoqualmie Preservation Iniative

# THE SNOQUALMIE PRESERVATION INITIATIVE

THIS MEMORANDUM OF UNDERSTANDING is made as of March 15, 2001 by and among the KING COUNTY EXECUTIVE, in his official capacity as County Executive of King County ("County Executive"); the MAYOR OF SNOQUALMIE, in his official capacity as Mayor of the City of Snoqualmie ("Mayor"); CASCADE LAND CONSERVANCY, a Washington non-profit corporation ("CLC"); and WEYERHAEUSER REAL ESTATE COMPANY, a Washington corporation ("WRECO").

This memorandum describes the framework of the Snoqualmie Preservation Initiative. The Initiative advances an innovative means to:

1. Preserve the Snoqualmie Falls viewshed;
2. Maintain long-term forestry in the Snoqualmie Basin;
3. Enhance the King County Regional Trail Network; and
4. Provide a mix of quality housing and expand affordable housing at a location where adequate existing infrastructure already exists.

## I. Recitals:

1. Snoqualmie Falls is a local, regional and national treasure. The culture and the evolution of the City of Snoqualmie are closely tied to the Falls, and as an attraction, Snoqualmie Falls visitors generate significant economic benefits to the local community. The Falls and the mist produced by the falls are sacred to the Snoqualmie Tribe, and lands along the upper Snoqualmie River are of archaeological and cultural significance to the Tribe.

2. The King County Countywide Planning Polices, policies FW-26, CC-1 and CC-2, call for all jurisdictions to work together to preserve and protect significant historical, archaeological and cultural resources.

3. It is a priority of all the parties to preserve and protect Snoqualmie Falls and the lands along the upper Snoqualmie River for their historical, archeological and cultural significance.

4. The Preston-Snoqualmie and the Snoqualmie Valley trails are critical components of the 200-mile King County Regional Trail Network. Providing a connection between these two trails, as well as links across the Snoqualmie River to the 525 acre Three Forks Natural Area and the 450 acre Meadowbrook Farm, are priorities in the adopted master plan for the Three Forks Natural Area.

5. The King County Countywide Planning Polices, policy CC-7, call for all jurisdictions to work together to identify and protect open space corridors of regional significance.

6. All the parties agree on the importance of construction of a trail bridge across the upper Snoqualmie River to connect the Preston-Snoqualmie and Snoqualmie Valley Trails, and will work to complete the trail connection by seeking additional local, state and federal funding sources.

7. The Raging River basin has highly productive forest soils, excellent access to forest product markets, opportunities for trail connections between Tiger Mountain State Forest, Taylor Mountain County Forest, and the Rattlesnake Ridge Scenic Area, and significant spawning habitat for anadromous Chinook, Coho and Steelhead. The Raging River basin also provides the only connection for wildlife between the Cedar River Watershed and the lowland forests of Tiger, Squak and Cougar Mountains, with over seven miles of undeveloped wildlife corridor providing a critical connection for twenty-two thousand acres of lowland forest for elk, deer, cougar, bear, bobcat, birds, small mammals and amphibians.

8. The King County Countywide Planning Policies, policy LU-1, call for the protection of forest lands primarily for their long-term productive resource value, and recognizes their secondary benefits of open space, scenic views and wildlife habitat values.

9. It is a priority of all the parties to maintain long-term forestry in the Raging River basin as an important contributor to the local economy and a significant element of the region's heritage. Sustainably managed forestland provides storm water control, improved air quality, wildlife habitat and recreational opportunities, all of which are important to King County residents in general, and Snoqualmie Valley residents in particular.

10. The King County Countywide Planning Policies, Framework Policy FW-1, Step 8.b., identify a Joint Planning Area for Snoqualmie, and allow Snoqualmie's Urban Growth Area to be amended within the Joint Planning Area through a joint planning process. The policy directs the King County Executive to recommend an amendment to Snoqualmie's Urban Growth Area for adoption by the King County Council, and states that such an amendment is not subject to ratification by the Growth Management Planning Council.

11. The Agreement Between the City of Snoqualmie, King County, and Snoqualmie Ridge Associates Regarding Snoqualmie's Future Annexation of Property on the Lake Alice Plateau ("Snoqualmie Agreement"), Section IX.A., states that King County and Snoqualmie agree to review the issue of long-term land uses in the Joint Planning Area through future joint planning efforts.

12. The King County Countywide Planning Policies, policy LU-28, direct growth first to Centers and urbanized areas with existing infrastructure capacity and second,

to areas which are already urbanized such that infrastructure improvements can be easily extended. The Snoqualmie Ridge development has high quality infrastructure with sufficient capacity for additional growth.

13. The Snoqualmie Preservation Initiative provides the means to protect resources of historical, archaeological and cultural significance, to ensure long-term, sustainable forestry in the Snoqualmie Basin and provide vital trail connections through the joint planning effort to determine Snoqualmie's ultimate Urban Growth Boundary.

## II. Goals of the Snoqualmie Preservation Initiative:

1. Public ownership of the portion of the site of the proposed Falls Crossing development north of Snoqualmie Parkway will be secured to ensure the natural character of the property and the viewshed of Snoqualmie Falls are forever preserved.

2. King County will obtain conservation easements for the remaining private holdings in the Raging River, ensuring permanent forestry uses on these lands, and protecting critical wildlife connections in perpetuity.

3. Vital trail connections to enhance the King County Regional Trail Network, including bridges across the upper Snoqualmie River, will be completed.

4. The Snoqualmie Joint Planning Area, the last outstanding joint planning area in King County, will be resolved and Snoqualmie's final Urban Growth Area boundary will be established.

5. New growth, including a mix of housing and affordable housing opportunities, will be directed to urbanized areas with existing infrastructure.

## III. Actions to Achieve the Snoqualmie Preservation Initiative:

The parties intend to pursue the following actions:

1. **Purchase of Falls Crossing**: On January 16, 2001, CLC signed a Purchase and Sale Agreement with Puget Western, Inc. to acquire that portion of the site of the proposed Falls Crossing development north of Snoqualmie Parkway.
   A. CLC provided $100,000 as non-refundable earnest money for the purchase.
   B. WRECO intends to provide $60,000 per month for the months of March, April and May of 2001 to CLC to fund the non-refundable earnest money payments to Puget Western, Inc.
   C. The County Executive intends to execute an interest bearing Promissory Note to CLC prior to closing for payment of King County's share of the purchase price for the Falls Crossing property, in accordance with the provisions of Section III.6, and will pay such costs as set forth in Section

III.6.C. The anticipated amount of the Promissory Note is $6,000,000, subject to CLC receipt of alternative funding, as outlined in Section III.6. If CLC does not receive alternative funding, King County will commit to payments in the respective amounts of $3,020,000 in June 2001 and $6,000,000 plus interest in 2007. In no case shall King County funding for the purchase of Falls Crossing exceed $9,020,000 exclusive of interest, reasonable closing costs and appraisal costs, and offset of initial earnest money payments.

D. The Mayor intends to execute an interest bearing Promissory Note to CLC prior to closing for payment of Snoqualmie's share of the purchase price for the Falls Crossing property, in accordance with the provisions of Section III.6, and will pay such costs set forth in Section III.D. The anticipated amount of the Promissory Note is $1,650,000 plus interest, subject to CLC receipt of alternative funding, as outlined in Section III. If CLC does not receive alternative funding, Snoqualmie will commit to payments in the respective amounts of $2,000,000 plus interest in 2003 and $2,000,000 plus interest in 2005. In no case shall the Promissory Note exceed $4,000,000 exclusive of interest, reasonable closing costs and offset of initial earnest money payments.

E. On or before March 15, 2001, all parties shall agree upon the form of a funding agreement which will describe the circumstances and timing of mitigation payments by WRECO to reduce the respective financial commitments of King County and Snoqualmie, and WRECO shall sign the funding agreement by June 1, 2001.

F. On or about June 30, 2001, CLC will close on the purchase and will transfer fee restricted title to Snoqualmie. King County will be provided property interests of value and time duration equal to King County's funding commitments. The nature of these property security interests will be defined in the funding agreement.

G. Snoqualmie will seek advice for the stewardship of the Falls Crossing site through a Falls Crossing Stewardship Advisory Committee with representatives from CLC, the Snoqualmie Tribe and local citizens.

2. **Completion of Joint Planning:** The County Executive and Mayor intend to initiate a joint planning process to finalize Snoqualmie's Urban Growth Area, and agree upon the following guidelines for the development of their recommendations:

   A. The joint planning process should include substantial public involvement, to include property owners within the joint planning area, the greater Snoqualmie area community, the Snoqualmie Tribe, interested citizens and agencies.

   B. The joint planning process should evaluate Snoqualmie's existing Urban Growth Area, local development trends, population forecasts and the physical characteristics and public benefit opportunities of lands along the perimeter of Snoqualmie's existing Urban Growth Area boundary.

   C. The joint planning process and outcomes should be documented by the Executive in the form of a subarea plan. The Executive proposed subarea plan should include any proposed amendment to Snoqualmie's Urban

Growth Area, an evaluation of the consistency of proposed amendments with CPP LU-38 which establishes the criteria for rural city Urban Growth Areas, and the application of Urban Reserve zoning for any land proposed to be added to Snoqualmie's Urban Growth Area as required by the King County Comprehensive Plan. The Executive proposed subarea plan should be transmitted to the King County Council by May 10, 2001.

D. It is anticipated that the King County Council will complete their review of the subarea plan and any proposed expansion of the Urban Growth Area boundary by June 4, 2001.

E. If the joint planning effort determines that amendments to Snoqualmie's Urban Growth Area outside of the identified Joint Planning Area best meet regional planning goals, then King County will bring such an amendment to the Growth Management Planning Council for ratification as part of the annual King County Comprehensive Plan amendment in 2002, consistent with King County Code 20.18.030.C. The parties agree that any such amendment should be developed subject to the following guidelines:

   i. With the exception of lands within the Joint Planning Area that are added to Snoqualmie's Urban Growth Area, there should be no net gain in the total land area within Snoqualmie's Urban Growth Area.

   ii. Land outside the Joint Planning Area proposed to be added to the Urban Growth Area should only be developed at urban densities through the transfer of development credits from identified rural sending sites.

   iii. A term conservation easement for the identified sending sites should be granted to King County at the time of GMPC approval, and should be made permanent upon execution of a development agreement between Snoqualmie and WRECO for the new urban land.

   iv. If amendments to Snoqualmie's Urban Growth Area outside of the Joint Planning Area are not approved by the Growth Management Planning Council, the term conservation easement should be terminated.

3. **Completion of New Snoqualmie Agreement:** The Executive, Mayor and WRECO agree the 1990 Snoqualmie Agreement should be updated to reflect the accomplishment of obligations within the Agreement, and intend to review the following elements:

   A. Reduction of the square footage allocated for business park uses and an increase of 268 units to the maximum number of dwelling units permitted within the current boundaries of the Snoqualmie Ridge development; and

   B. Provision for the conveyance by WRECO to Snoqualmie for reconveyance to Habitat for Humanity of approximately 12.5 acres in parcel Y1 immediately east of the existing Habitat for Humanity project, and provision that such property shall be used exclusively for the provision of approximately 25 additional dwelling units affordable to families not exceeding 50% of the median income for King County.

   C. Ordinances authorizing a new Agreement should be transmitted to the King County Council and the Snoqualmie City Council by May 10, 2001.

   D. It is anticipated the King County Council and the Snoqualmie City Council will complete their review of said ordinances by June 4, 2001.

4. **Protection of the Raging River Basin:** The Raging River Basin should be protected as follows:
   A. If by June 4, 2001 Snoqualmie's Urban Growth Area is amended to include the WRECO ownership within the designated Joint Planning Area and the Snoqualmie Agreement is replaced, WRECO shall will immediately grant to King County a term conservation easement for their total Raging River holdings. The conservation easement should include the requirement for a forest management plan that incorporates public trails.
   B. Upon completion of a development agreement between Snoqualmie and WRECO for land within the Joint Planning Area that has been added to Snoqualmie's Urban Growth Area, all development rights on their total Raging River holdings will be transferred to King County, and the term conservation easement will be made permanent.
   C. The County Executive will work with CLC to pursue additional conservation opportunities in the Raging River Basin.

5. **Enhancement of the Regional Trail Network**: The King County Regional Trail Network will be enhanced as follows:
   A. If amendments to Snoqualmie's Urban Growth Area outside of the Joint Planning Area are approved by the Growth Management Planning Council, a term conservation easement will be granted to King County by WRECO on approximately 650 acres adjacent to the Snoqualmie Valley Trail, which will serve as a sending area for development credits.
   B. In addition to A. above, WRECO will provide $1,000,000 towards the construction of a trail bridge across the upper Snoqualmie River. If by June 4, 2001 Snoqualmie's Urban Growth Area is amended to include the WRECO ownership within the designated Joint Planning Area and the Snoqualmie Agreement is replaced, $750,000 of the committed $1,000,000 will be provided.
   C. The County Executive, Mayor and WRECO also will seek additional state and federal funding to complete the trail bridge as well as to replace the railroad trestle connections to the Preston-Snoqualmie Trail and to Meadowbrook Farm.

6. **Financing of Falls Crossing:** The payments described below are recognized to provide partial mitigation for the impacts that may potentially arise for the development that may be authorized by the legislative actions noted herein. To the extent such mitigation payments are made they will reduce the respective commitments of King County and Snoqualmie to fund the Falls Crossing purchase as noted in Section III.1. This is only a preliminary sketch of a possible funding arrangement and is subject to further discussion among the parties, to be finalized by June 1, 2001.
   A. If at closing the Snoqualmie Agreement has been replaced to authorize an increase in the maximum number of dwelling units permitted within the current boundaries of the Snoqualmie Ridge development by 268 units, WRECO will provide the remaining $3,020,000 of funding necessary to satisfy the down payment required to close the transaction, which reduces

King County's commitment, and adequate funding to pay Buyer's standard closing costs in excess of the first $27,500 of closing and appraisal costs.

B. If at closing Snoqualmie's Urban Growth Area has been amended to include the WRECO ownership located within the Joint Planning Area, WRECO will agree pay to CLC as follows:
   i. $350,000 plus interest, to be set forth in the funding documentation, by June 30, 2003, which reduces King County's commitment.
   ii. $2,000,000 plus interest, to be set forth in the financing documentation, by June 30, 2005, which reduces Snoqualmie's commitment.

C. At closing King County will provide:
   i. $75,000 to CLC to offset the initial earnest money payment.
   ii. Up to $22,500 reasonable closing and appraisal costs.

D. At closing Snoqualmie will provide:
   i. $25,000 to CLC to offset the initial earnest money payment.
   ii. Up to $5,000 reasonable closing costs.

E. At closing, CLC will transfer fee restricted title to Snoqualmie. King County will be provided property interests of value and time duration equal to King County's funding commitments. The conservation easement on the property will provide for a six-acre municipal campus, and will protect the natural character of the property and restrict any development of the property outside the six-acre municipal campus.

F. If the subarea plan recommends adding WRECO lands outside the Joint Planning Area to Snoqualmie's Urban Growth Area, and if the Growth Management Planning Council approves the addition to Snoqualmie's Urban Growth Area in 2002, then upon ratification of the addition, WRECO will agree to an additional payment of $2,000,000 plus interest to CLC, to be set forth in the financing documentation, by June 30, 2007, which reduces King County's commitment.

G. If a development agreement is completed between Snoqualmie and WRECO for WRECO lands within the Joint Planning Area that have been added to Snoqualmie's Urban Growth Area, WRECO will agree to an additional payment to CLC of $2,000,000 plus interest, to be set forth in the financing documentation, by June 30, 2007, which reduces King County's commitment.

H. By June 30, 2003, Snoqualmie will provide $1,650,000 plus interest to CLC or Puget Western, as to be set forth in the funding documentation, to complete Snoqualmie's financial commitment to the purchase.

I. If a development agreement is completed between Snoqualmie and WRECO for WRECO lands outside the Joint Planning Area that have been added to Snoqualmie's Urban Growth Area, WRECO shall commit to a final payment of $2,000,000 plus interest to CLC, to be set forth in the funding documentation, by June 30, 2007, to complete King County's financial commitment to the purchase.

7. This memorandum captures the enthusiastic intent of all the parties. It does not create any legally binding obligations on the part of the parties. Legally binding obligations will be created in the subsequent funding agreement as described in Section III.1.E.

EXECUTED this 15th day of March, 2001

| | |
|---|---|
| KING COUNTY | CITY OF SNOQUALMIE |
| Ron Sims<br>King County Executive | R. Fuzzy Fletcher<br>Mayor of Snoqualmie |
| CASCADE LAND CONSERVANCY | WEYERHAEUSER REAL ESTATE COMPANY |
| Gene Duvernoy<br>Director | Thomas B. Miller<br>Vice President |

# Implementation of the Snoqualmie Preservation Initiative
# Timeline for Decisions

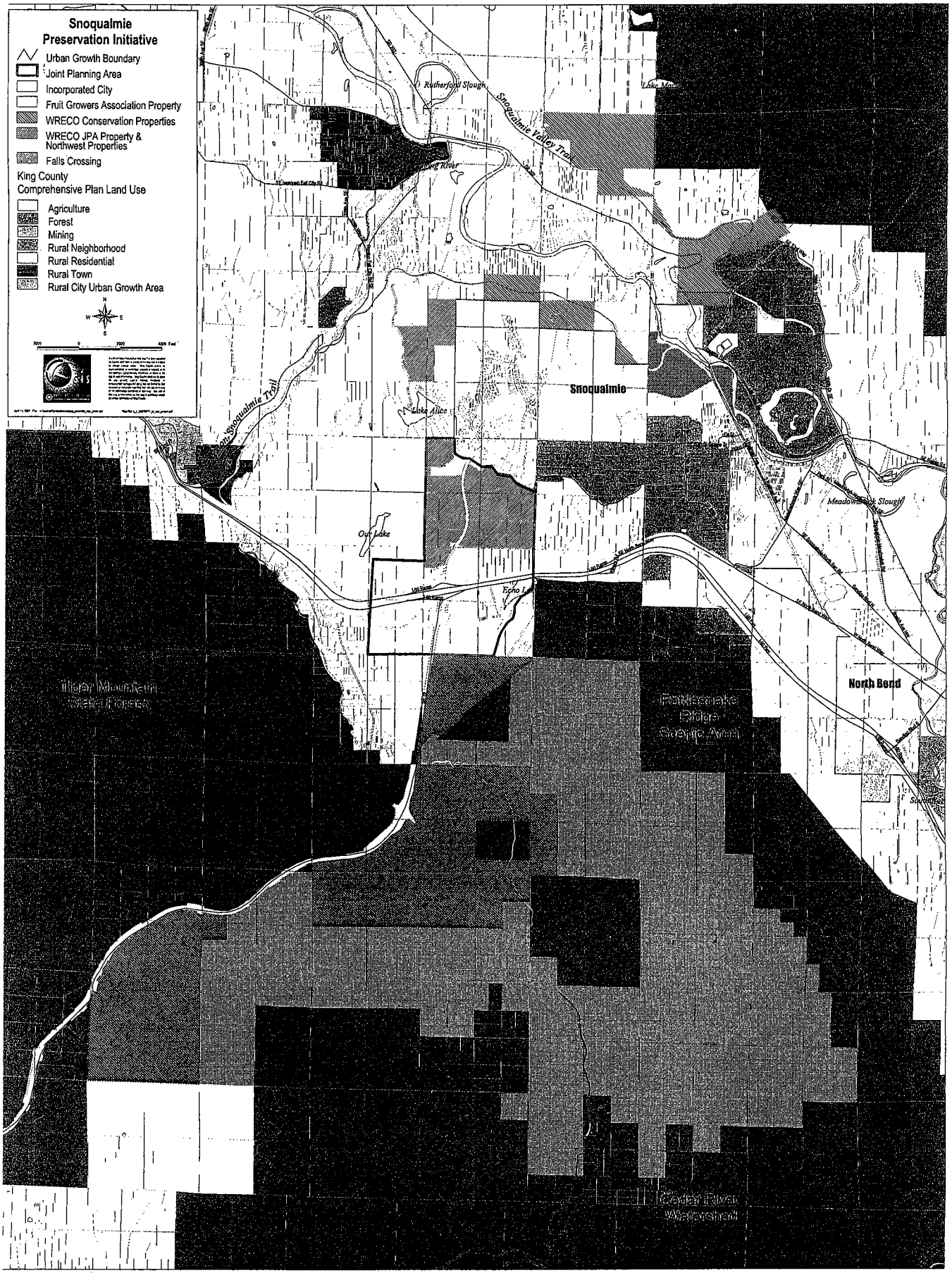
| Action | Decision Maker | Anticipated Decision Date |
|---|---|---|
| Amend Snoqualmie Ridge Mixed Use Final Plan to allow up to 268 additional dwelling units in place of business park uses | Snoqualmie City Council | May 14, 2001 |
| Amend Snoqualmie's UGA to include 525 acre WRECO ownership within JPA | King County Council | June 4, 2001 |
| Amend Snoqualmie's UGA to include 200 acre Northwest Properties and to remove 200 acres from elsewhere | King County Growth Management Planning Council (GMPC) | Late fall, 2001 |
| Amend King County Comprehensive Plan to incorporate GMPC's decision | King County Council | Summer, 2002 |
| Complete Environmental Impact Statement and Development Agreement for 525 acre WRECO ownership. Public comment required before City approval. | Snoqualmie City Council | June, 2003 |
| Annexation of 525 acre WRECO ownership | Washington State Boundary Review Board | Fall, 2003 |

| Action | Decision Maker | Anticipated Decision Date |
|---|---|---|
| Complete Environmental Impact Statement and Development Agreement for 200 acre Northwest Properties. Public comments required before City approval. | Snoqualmie City Council | June, 2004 |
| Annexation of 200 acre Northwest Properties | Washington State Boundary Review Board | Fall, 2004 |

# Implementation of the Snoqualmie Preservation Initiative
# Timeline for Decisions

| Action | Decision Maker | Anticipated Decision Date |
|---|---|---|
| Amend Snoqualmie Ridge Mixed Use Final Plan to allow up to 268 additional dwelling units in place of business park uses | Snoqualmie City Council | May 14, 2001 |
| Amend Snoqualmie's UGA to include 525 acre WRECO ownership within JPA | King County Council | June 4, 2001 |
| Amend Snoqualmie's UGA to include 200 acre Northwest Properties and to remove 200 acres from elsewhere | King County Growth Management Planning Council (GMPC) | Late fall, 2001 |
| Amend King County Comprehensive Plan to incorporate GMPC's decision | King County Council | Summer, 2002 |
| Complete Environmental Impact Statement and Development Agreement for 525 acre WRECO ownership. Public comment required before City approval. | Snoqualmie City Council | June, 2003 |
| Annexation of 525 acre WRECO ownership | Washington State Boundary Review Board | Fall, 2003 |

| Action | Decision Maker | Anticipated Decision Date |
|---|---|---|
| Complete Environmental Impact Statement and Development Agreement for 200 acre Northwest Properties. Public comments required before City approval. | Snoqualmie City Council | June, 2004 |
| Annexation of 200 acre Northwest Properties | Washington State Boundary Review Board | Fall, 2004 |


Snoqualmie
Preservation Initiative
Urban Growth Boundary
Joint Planning Area
Incorporated City
Fruit Growers Association Property
WRECO Conservation Properties
WRECO JPA Property & Northwest Properties
Falls Crossing
King County
Comprehensive Plan Land Use
Agriculture
Forest
Mining
Rural Neighborhood
Rural Residential
Rural Town
Rural City Urban Growth Area
Snoqualmie
North Bend
Snoqualmie Valley Trail
Rutherford Slough
Lake Alice
Our Lake
Echo L
Meadowbrook Slough
Tiger Mountain State Forest
Rattlesnake Ridge Scenic Area
Cedar River Watershed

# Appendix B

# Supplement to Appendix D of the 1994 King County Comprehensive Plan

## I. Introduction

Appendix D of the 1994 King County Comprehensive Plan documented the estimated capacity of the Urban Growth Area (UGA) as adopted in 1994. This supplement updates the estimated capacity of the UGA following the addition of a total of 516 acres to the City of Snoqualmie's UGA, and a considers a new analysis of estimated capacity within its existing UGA.

This paper will summarize the joint planning process outlined in the Countywide Planning Policies, demonstrate how the UGA is consistent with the goals of the Growth Management Act, and calculate the residential and commercial capacity of the revised UGA.

## II. The 1994 King County Countywide Planning Policies

The King County Countywide Planning Policies (CPPs), ratified by the cities in King County on November 25, 1994, identified Snoqualmie as one of six cities of where the Urban Growth Area was in dispute. In addition to designating a UGA, the CPPs identified a Joint Planning Area (JPA) for each of these six cities. The JPAs, once resolved, were to be replaced by either a UGA or Rural land use designation. All of the identified cities except for Snoqualmie have since resolved their JPAs. CPP Policy, FW-1, Step 8b, which established the process for resolving the JPAs, was amended in 1999 as follows to reflect that Snoqualmie was the last city with an unresolved JPA:

> "((~~The Urban Growth Areas of the following cities which are in dispute as of May 25, 1994 and illustrated on the attached maps, are now acknowledged as Joint Planning Areas (See Appendix 1). By December 31, 1995, King County, the cities, citizens and property owners will have completed a planning process to determine land uses and the Urban Growth Area for each city. The King County Executive will recommend amendments to the Urban Growth Area for each city for adoption by the Metropolitan King County Council. The Urban Growth Area for each city will be amended in a separate Council ordinance. These amendments are not subject to ratification under this policy.~~
>
> ~~Redmond (map #1) - 15 acres~~
> ~~Issaquah (map #2)- 100 acres~~

~~Renton (map #3) - 228 acres~~
~~North Bend (map #4) - 480 acres~~
~~Black Diamond (map #5 titled: Black Diamond Urban Growth Area/Open Space) - max. 3,000 acres~~
~~Snoqualmie (map #6 - area labeled Joint Planning Area; the time frame for completion of joint planning shall be that identified in the agreement between the City of Snoqualmie, King County and Snoqualmie Ridge Associates regarding Snoqualmie's future annexation of property on the Lake Alice Plateau.~~))

By 1998, all of the joint planning areas identified in the 1994 CPPs have been resolved, except for the City of Snoqualmie. Joint planning for any potential additional annexation of land to the City of Snoqualmie shall be conducted consistent with the terms of the 1990 Interlocal Agreement between King County and the City of Snoqualmie. Future Countywide Planning Policy amendments regarding the Snoqualmie joint planning area consistent with the 1990 Interlocal Agreement are not subject to ratification."

As stated in the original policy, resolution of Snoqualmie's JPA entails the recommendation of amendments to the UGA by the King County Executive for adoption by the Metropolitan King County Council. Within the designated JPA, such amendments are not subject to the ratification process of the Growth Management Planning Council and the cities.

## III. Snoqualmie Joint Planning Area

In Spring, 2001, King County and Snoqualmie conducted a joint planning process for the 1370 acre JPA designated in the CPPs. The JPA extends south from the City of Snoqualmie and encompasses the interchange of Interstate 90 and State Highway 18. The joint planning effort, including analysis of applicable King County Comprehensive Plan and Snoqualmie Vicinity Comprehensive Plan policies and public input, resulted in a recommendation to include the northern-most 521 acres of the JPA in Snoqualmie's UGA. King County and Snoqualmie policies support the Mountain to Sound Greenway and the retention of lands at the I-90/Highway 18 interchange and the I-90 corridor in rural uses.

## IV. Snoqualmie UGA Capacity Re-Evaluation

### A. Residential Capacity

In 1994, the City of Snoqualmie estimated the new residential capacity of the City and its designated UGA at 4034 new households. The City's target as established by the CPPs is a range of 1942 to 3625 new households; the City selected a narrower range of 2570 to 3255 new households for their planning purposes. A closer look at development limitations within the UGA and information gathered over the past several years about the development intentions of property owners within the UGA indicate the 1994 capacity

estimate is too high. A new analysis reveals the actual capacity is just within the low end of the City's selected target range.

**Summary of Projected Capacity Shortfall**

| City of Snoqualmie Planning Area | 1994 Estimated Capacity | Re-evaluated Capacity | Capacity Shortfall |
|---|---|---|---|
| Snoqualmie Falls | 923 households | Salish:<br>100<br>Falls Crossing:<br>90<br><br>190 households | 923 capacity<br>- 190 planned<br>(733) shortfall |
| Historic Snoqualmie | 48 households | 48 households | |
| Snoqualmie Ridge | 2000 households | 2000 households<br>Habitat for Humanity Homes:<br>50<br>2050 | +50 |
| Snoqualmie Hills | 850 households | 305 households | (545) |
| Rattlesnake Ridge | 2 households | 0 households | |
| Meadowbrook | 1 household | 0 households | |
| Mill | 210 households | No residential expected by 2012 | (210) |
| **Total** | **4,034 estimated capacity** | **2,593 actual capacity to 2012** | **(1,441) shortfall** |

**Methodology by City of Snoqualmie Planning Area**

Estimates of housing capacity for the planning areas of **Historic Snoqualmie, Rattlesnake Ridge, and Meadowbrook** within the City of Snoqualmie UGA are based on development assumptions described in Appendix C of the Snoqualmie Vicinity Comprehensive Plan, 1994. In general, developable residential acreage was reduced 20 percent for road and utility rights-of-way and 20 percent for market availability (reduction based on realistic opportunity for development to occur due to existing lot configuration, ownership patterns, road and utility systems and physical conditions).

Residential capacity for **Snoqualmie Ridge** was based on 2,000 units approved under the Snoqualmie Ridge Final Mixed Use Plan (1995). Because the 2,000 unit cap was somewhat artificial, additional capacity is available on that property, subject to an amendment to the Final Plan to increase the allowed number of units.

Residential capacity for **Snoqualmie Falls** and the **Mill** planning areas are based on known plans of area property owners (City of Snoqualmie 2001). Within the **Snoqualmie Falls** area, residential capacity is primarily contained within two parcels - the Falls Crossing and the Salish expansion parcels. The City of Snoqualmie recently approved the Falls Crossing project with conditions that limit residential development to 90 units. The owners of the Salish Lodge have approached the City with a proposal for annexation and development of their property within the UGA. Based on preliminary discussions, the City anticipates a development proposal for approximately 100 residential units. The remaining piece of this planning area is owned by the Weyerhaeuser Timber Company and located north of the Salish property. This area is immediately adjacent to the expansion area for a sand and gravel mining site also owned by the Weyerhaeuser Timber Company. Mining is expected to continue throughout this planning period (2012); consequently no capacity is assigned to this area at this time.

The Weyerhaeuser Timber Company is the sole property owner of land designated for potential residential development in the **Mill** Planning Area. A portion of the designated residential land has been conveyed to the City for a new Public Works Building. Sand and gravel mining operations are ongoing in the immediate vicinity of the remaining designated residential properties. These operations are expected to be expanded, and hard rock mining begun, during the 2012 planning horizon. For these reasons, the City has revised its capacity analysis to recognize that there is no realistic residential development capacity in this planning area within the time frame of the Countywide Planning Policies growth targets (2012).

The **Snoqualmie Hills** Planning Area presents a more complicated picture for capacity analysis, which is detailed below. The **Snoqualmie Hills** Planning Area is located outside of the City limits, within the City of Snoqualmie Urban Growth Area (UGA). The area is a mix of undeveloped and constrained land, older and newer single-family homes and small agricultural uses. The planning area is currently unsewered: septic discharge from certain portions of the area contributes to downstream pollution problems. The Snoqualmie Vicinity Comprehensive Plan (1994) designates future land use in this area for single family or planned residential uses (4 and 5 units per acre, respectively).

The 1994 Snoqualmie Vicinity Comprehensive Plan assumed 271 acres of developable land within the **Snoqualmie Hills** Planning Area and a total residential development capacity of 850 units. Since the Comprehensive Plan was issued, the City of Snoqualmie has determined that the developable acreage within this area was overestimated. Using data on physical features, environmental constraints, existing lot and ownership patterns, BPA easement area, access and utility availability and market factors, this analysis calculates developable acreage within the Snoqualmie Hills planning area at 146 acres and total residential development capacity at 305 units (see Summary Table.) The revised

capacity was determined by segregating the **Snoqualmie Hills** Planning Area into three separate subsections: west, central, and east (herein referred to as Johnson Heights/Section 31.) The characteristics of each section are discussed below.

The western section of the **Snoqualmie Hills** Planning Area (west part of Section 36) consists of approximately 85 gross acres. This area is primarily undeveloped; two 5-acre lots contain single-family units. There is potential for road access and municipal utility services to be provided by the City from Snoqualmie Ridge to the immediate west and/or north. After consideration of environmental constraints (seismic and erosion hazard, landslide potential, wetlands, and streams), the BPA transmission line corridor, and ownership patterns, the developable acreage was estimated at 59 acres. This area is designated as Planned Residential in the City's Comprehensive Plan. At 5 dwelling units per acre, the residential capacity for this area is assumed at 118 units. (See the Summary Table below for a breakdown of the estimated capacity.)

The central section of **Snoqualmie Hills** (north-central and north-eastern part of Section 36) consists of approximately 172 gross acres and is primarily platted to 5-acre lots, some with existing single family homes. Access is limited and urban services are not available. Due to this established land use pattern, difficulty in obtaining efficient road access and municipal utilities, and presence of environmental constraints, this area is not considered to contain urban residential development capacity by planning year 2012.

As indicated, some portions of the Johnson Heights/Section 31 area are served by municipal water, but none of the area is served by municipal sewer service. Much of the area is developed on 1-5 acre lots. The failure of some individual septic systems has contributed to downstream pollution and is considered to be an environmental and potential health problem for the area. This area was included in the UGA, not because it has significant urban development capacity, but because the City is interested in providing municipal service to this area to correct existing problems. Therefore, the City desires to maintain this area within the UGA, but has re-evaluated its development capacity within the 2012 time-frame. Due to the presence of numerous small lots, the presence of many older, established homes, and the natural constraints of the area (erosion hazards, wetlands, and streams), developable acreage in the northern half of this area is assumed to be limited to a residential capacity of approximately 50 dwelling units. The southern portion of Section 31 consists of some undeveloped larger lots and, therefore, has some residential development capacity, although it does not presently have urban services or adequate access. In total, approximately 84 acres of developable acreage and 187 dwelling units was assumed for the Johnson Heights/Section 31 portion of the **Snoqualmie Hills** Planning Area.

**Summary**
**Snoqualmie Hills Estimated Residential Capacity**

| **Snoqualmie Hills** | **Total Acres** | **Developable Acreage** | **Dwelling Units** |
|---|---|---|---|
| 1994 Comprehensive Plan | 828 | 271 | 850 |
| 2001 Estimated Capacity | | | |
| **West** | 85 | 59 | 118 |
| **Central** | 172 | Not included | 0 |
| **Johnson Heights/Section 31** | 515 | 84 | 187 |
| **Total** | **772** | **146** | **305** |

In each subsection, a reduction of 20 percent of developable acreage was applied for road and utility rights-of-way. A market factor of 50 percent was also applied to the developable acreage to account for the market realities and likely timing of development considering access and utilities issues. The capacity represented here is that anticipated within the 2012 planning horizon.

This revised residential capacity analysis estimates developable acreage within the **Snoqualmie Hills** planning area at 146 acres and total residential development capacity at 305 dwelling units. This results in a net reduction of 545 units from the 850 units previously assumed under the 1994 Snoqualmie Vicinity Comprehensive Plan.

In summary, Snoqualmie's existing UGA has less capacity than the year 2012 target for new households. The capacity re-evaluation indicates the capacity, including new homes already constructed in the Snoqualmie Ridge development, is for 1441 fewer households than anticipated. To seek to correct the capacity shortfall, King County and Snoqualmie expanded the study area beyond the JPA.

### B. Employment Capacity

As noted above, much of the **Rattlesnake Ridge** planning area is now in public ownership. Nearly all of this planning area was planned for commercial and industrial uses, and the City attribute an employment capacity of 1060 jobs to this planning area. Due to the change in ownership, this potential capacity has been removed. The employment target set by the CPPs is 3100 to 5820 new jobs, however, the City set a higher target of 7490 new jobs. Loss of capacity for 1060 jobs still maintains new job capacity higher than the CPP target range.

## V. UGA Amendments to Restore Capacity

In addition to assessing the potential capacity of the 521 acre area within the JPA recommended as an addition to Snoqualmie's UGA, additional areas around the perimeter of the City were evaluated for their ability to provide for contiguous and orderly growth, and to accommodate sufficient capacity to ensure the City of Snoqualmie can achieve their growth target. 209 acres north and west of the Snoqualmie Ridge development were also recommended to be added to Snoqualmie's UGA, with the following results:

**Summary of 2012 Capacity with UGA Additions**

| City of Snoqualmie Planning Area | Re-Evaluated Capacity (Existing UGA) | Potential New Capacity (Including UGA Additions) | Total |
|---|---|---|---|
| Snoqualmie Falls | 190 | | 190 |
| Historic Snoqualmie | 48 | | 48 |
| Snoqualmie Ridge | 2,000 | 268<br>Habitat for Humanity Homes:<br>30<br>298 | 2,348 |
| Snoqualmie Hills | 305 | | 305 |
| Rattlesnake Ridge | 2 | 0 | 0 |
| Meadowbrook | 1 | 0 | 0 |
| Mill | 0 | 0 | 0 |
| 521 acre JPA area | | 832 | 832 |
| NW Properties | | 339 | 339 |
| **Total** | **2,593 actual capacity to 2012** | **1,469 additional households** | **4,062** |

The capacity analysis for the 521 acre area within the JPA and the 209 acres to the north and west of the City was conducted as follows:

| JOINT PLANNING AREA | |
|---|---|
| Total Acres | **521 acres** |
| 30 Percent Reduction - Undevelopable (Sensitive Areas) | 156 acres |
| 20 Percent Reduction - Roads, ROWs | 104 acres |
| | 261 acres |
| ***Developable*** | ***261 acres*** |
| 20 Percent Reduction - Market Factor | 208 acres |
| **Dwelling Units at 4 du/ac** | **832 units** |
| **NORTHWEST PROPERTIES** | |
| Total Acres | **209 acres** |
| Sensitive areas | 35 acres |
| Park | 2 acres |
| High School Site | 40 acres |
| 20 Percent Reduction - Roads, ROWs | 26 acres |
| ***Developable*** | ***106 acres*** |
| 20 Percent Reduction - Market Factor | 85 acres |
| **Dwelling Units at 4 du/ac** | **339 units** |
| **Total Additional DU Capacity of WRECO/JPA & NW Properties** | **1,171 units** |

As is evident from above, certain reductions in the total land areas were applied to account for undevelopable areas due to environmental constraints, road and utility rights-of-way and market factors (it is assumed that 20 percent of the developable acreage would not be built by 2012). As a result, a total of 1,171 units would be included in the new Snoqualmie UGA residential capacity for the 2012 planning horizon.

The current capacity of these lands with rural zoning are as follows:

| **Existing Rural Designation - JPA** | |
|---|---|
| Total Acres | 521 acres |
| 20 Percent Reduction - Roads, ROWs | ***417 acres*** |
| **Dwelling Units at 1du/5 acres** | **83 units** |
| **Existing Rural Designation – NW Properties** | |
| Total Acres | 209 acres |
| High School Site | 40 acres |
| 20 Percent Reduction - Roads, ROWs | ***135 acres*** |
| **Dwelling Units at 1du/5 acres** | **27 units** |
| **Current Rural Capacity** | **110 units** |

On an overall basis, the net change in capacity of these lands (upon consideration of the rural capacity eliminated) is an additional 1,061 units by 2012. It is important to note that

the zoning for the areas added to the UGA remains at low densities (one home per five acres) until the area is annexed to the City. The additional capacity will not exist as calculated above until such time as the City annexes the land and determines appropriate densities and uses.

In summary, the two additions to Snoqualmie's UGA, once annexed, are likely to result in nearly the same capacity as had been assumed for the existing UGA in 1994.

## VI. Conclusion

The recommended additions to Snoqualmie's UGA will result in a potential increase in capacity of 1171 new households. The amendments to the Snoqualmie Ridge Mixed Use Final Plan allowing for 268 additional units in the existing Snoqualmie Ridge development plus 30 Habitat for Humanity homes increases this potential to 1469 new households. These increases, coupled with the indication that the capacity of the City of Snoqualmie's UGA was approximately 1441 households short of their original estimates, results in a new capacity estimate virtually the same as the original 1994 capacity estimates.

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# Attachment B

## Executive Recommended Land Use

14117

Location: Snoqualmie Parkway north of I-90
Land Use Atlas Map Page 26
Section 35, Township 24, Range 7
Land Use Atlas Map Page 27
Section 2, Township 23, Range 7

Parcel Numbers:

| | |
|---|---|
| 3524079001 | 3524079015 |
| 3524079002 | 3524079016 |
| 3524079003 | 3524079017 |
| 3524079004 | 3524079018 |
| 3524079005 | 3524079021 |
| 3524079006 | 3524079022 |
| 3524079007 | 3524079023 |
| 3524079008 | 3524079024 |
| 3524079009 | 3524079025 |
| 3524079010 | 3524079026 |
| 3524079011 | 0223079067 |
| 3524079012 | 0223079076 |
| 3524079013 | 0223079077 |
| 3524079014 | 0223079078 |

Current Land Use: Rural Residential

Proposed Land Use: Rural City Urban Growth Area

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# Executive Recommended Land Use

April 2001

The information included on this map has been compiled by County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Urban Growth Boundary

Incorporated Areas

rr Rural Residential

rx Rural City Urban Growth Area

N

500 0 500 Feet

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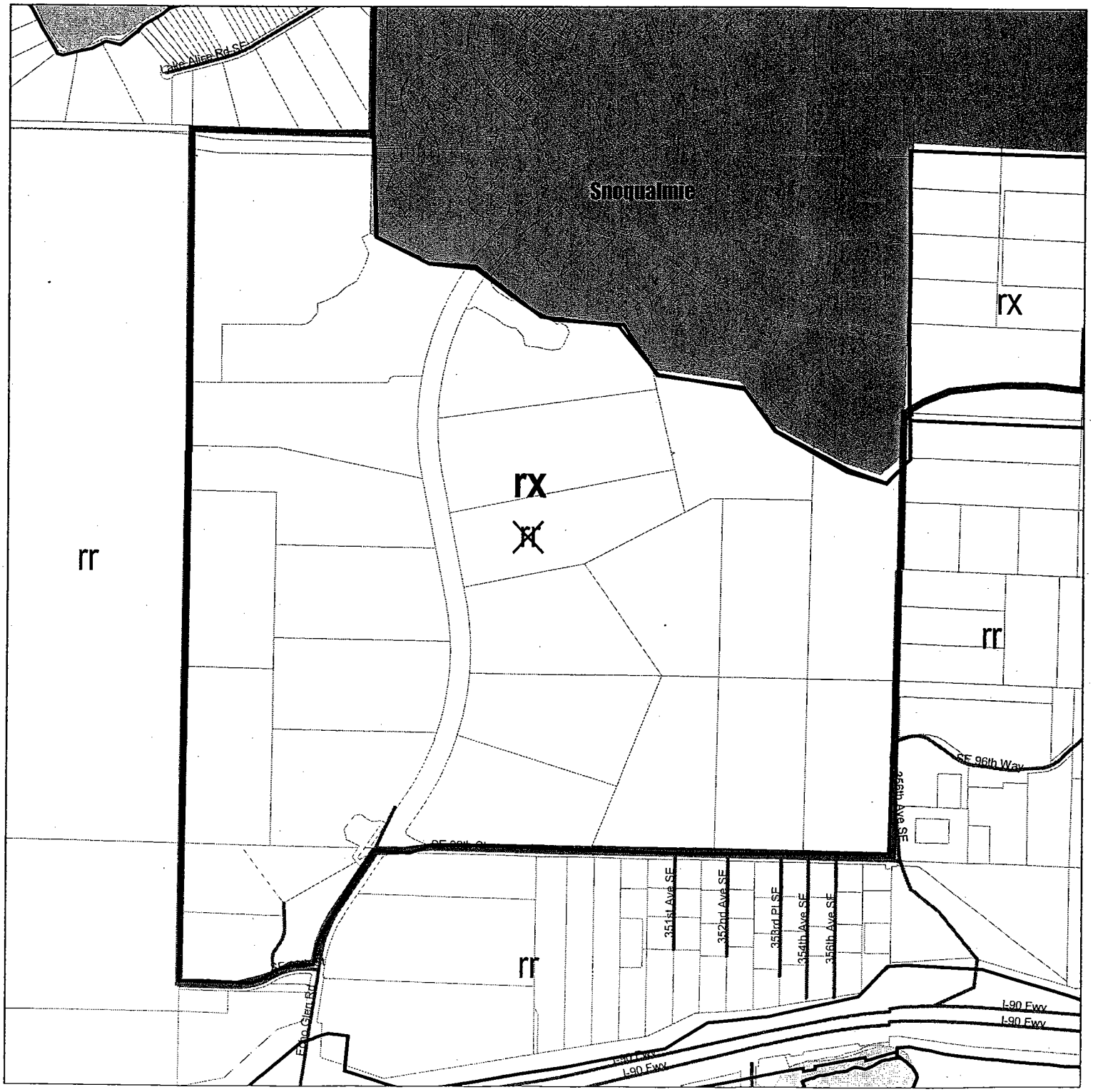

# Attachment C

## Executive Recommended Policy Amendments

Delete King County Comprehensive Plan policy U-205:



((~~U-205 King County and the City of Snoqualmie shall complete a joint planning process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.~~))

Add the following new policies to the King County Comprehensive Plan:

CP-921.a. Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall not occur until completion of detailed planning, preparation and review of project-level Environmental Impact Statement(s), and a determination of required mitigations and amenities. The range of land uses to be allowed and the mitigations and amenities to be required shall be embodied in a binding Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands.

CP-921.b. The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address aquifer recharge issues, and potential impacts to the water quality and quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and all streams that flow off-site.

CP-921.c. Based on the findings of the Environmental Impact Statement(s), the Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands in the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall establish a program for long-term monitoring of the water quality and quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing off-site.

CP-921.d. The Development Agreement shall also outline the remedies necessary if the monitoring program leads to findings that development activities on the annexation lands are the cause for adverse impacts to the water quality and/or quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of streams flowing off-site. The owners of the annexation lands shall be responsible for the monitoring program and correction of any impacts determined to have been caused by their development activities. Remedies may include connection to the public water system, or construction of alternative wells.

CP-921.e. The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address traffic safety issues, with a focus on safety concerns for rural homeowners dependent upon the southern stretch of the Snoqualmie Parkway for access to their homes. A range of alternatives to improve

safety at the intersection of the Snoqualmie Parkway and SE 96th Street, including signalization, road widening and turn lanes shall be explored.

CP-921.f. Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive Water and Sanitary Sewer Plans to determine the full range of improvements landowners within the annexation will be required to provide.

CP-921.g. A Drainage Master Plan shall be required for any new development of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area. Storm water facility design shall adhere to the standards in the most recent update of the King County Design Manual, or of the Snoqualmie Storm Drainage Plan, whichever is the most stringent.

CP-921.h. There shall be no road connections between the Phase 1 addition to the City of Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning Area, unless future analysis determines a restricted emergency access is necessary for safety purposes.

CP-921.i. There shall no be no road connections between the Phase 2 addition to the City of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.

CP-921.j. To protect the rural character of the neighborhoods surrounding the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.

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# Attachment D

## Executive Recommended Zoning

Location: Snoqualmie Parkway north of I-90
Land Use Atlas Map Page 26
Section 35, Township 24, Range 7
Land Use Atlas Map Page 27
Section 2, Township 23, Range 7

Parcel Numbers:

| | |
|---|---|
| 3524079001 | 3524079015 |
| 3524079002 | 3524079016 |
| 3524079003 | 3524079017 |
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| 3524079005 | 3524079021 |
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| 3524079007 | 3524079023 |
| 3524079008 | 3524079024 |
| 3524079009 | 3524079025 |
| 3524079010 | 3524079026 |
| 3524079011 | 0223079067 |
| 3524079012 | 0223079076 |
| 3524079013 | 0223079077 |
| 3524079014 | 0223079078 |

Current Zoning: RA-5-P

Proposed Zoning: UR-P

Development condition SQP-13 requiring stormwater management for any forestry activities on the properties shall remain in effect.

# Executive Recommended Zoning

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April 2001

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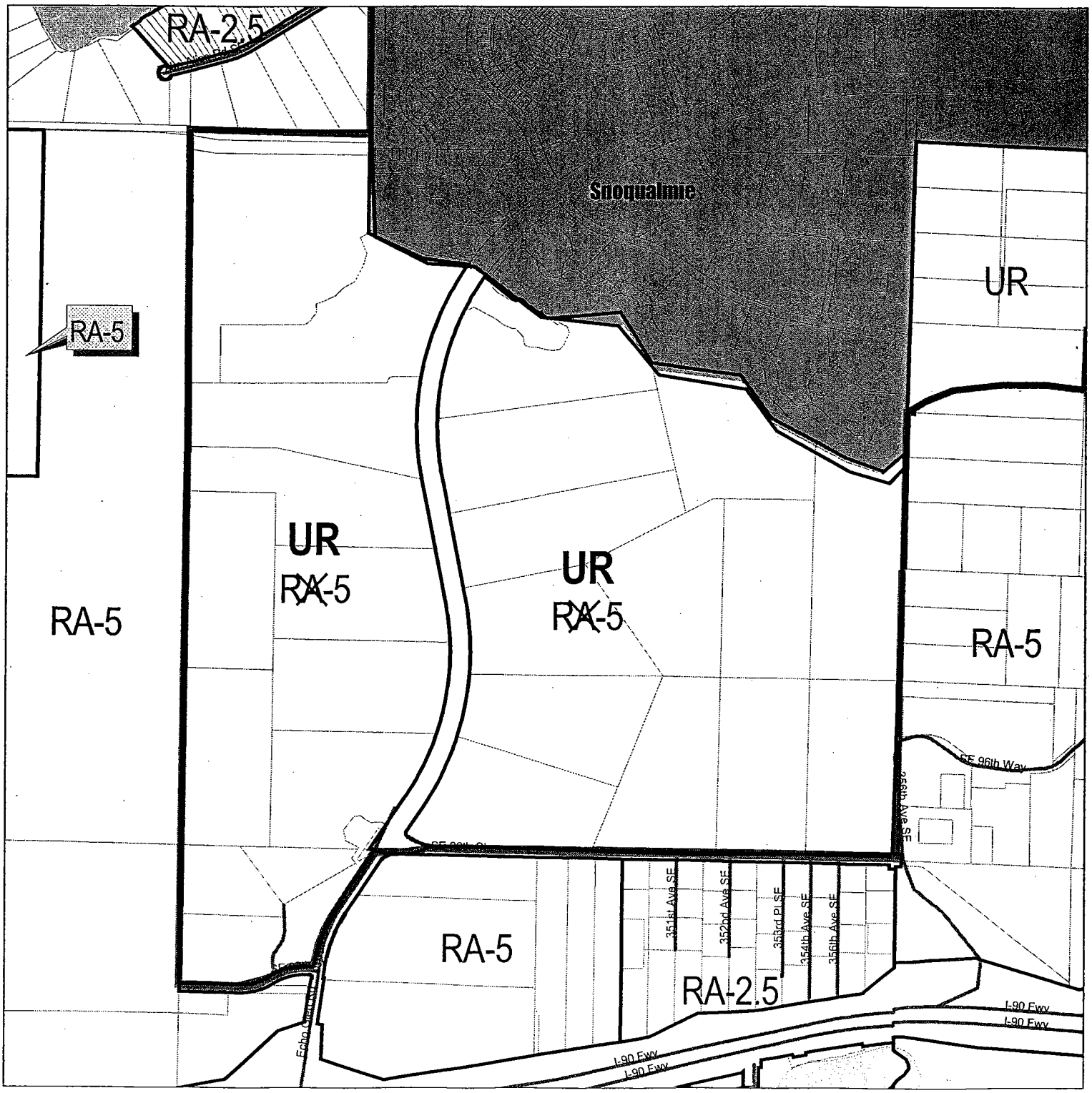
Urban Growth Boundary

Incorporated Areas

| | |
|---|---|
| RA-2.5 | Rural Area, 1DU per 5 acres |
| RA-5 | Rural Area, 1 DU per 5 acres |
| UR | Urban Reserve, 1 DU per 5 acres |

N

500 0 500 Feet

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Graphic file: s_y_20010424_sqp_azbw.pdf