



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.

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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39 Comprehensive Plan for King County until amended, repealed or superseded.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

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

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

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

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

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

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

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

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

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

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

78 K. The amendments to the 1994 King County Comprehensive Plan contained in
79 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
80 12931 and in the supporting text, are hereby adopted as amendments to the King County
81 Comprehensive Plan.

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

85 M. The 1999 Transportation Needs Report contained in Attachment A to
86 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.

110 S. The amendments to the 1994 King County Comprehensive Plan Land Use
111 Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply with
112 the Central Puget Sound Growth Management Hearings Board Decision and Order on
113 Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-
114 0008 (Bear Creek Portion).

115 T. The 2001 transportation needs report contained in Attachment A to Ordinance
116 14010 is hereby adopted as an amendment to the 1994 King County comprehensive plan,
117 technical appendix C.

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

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

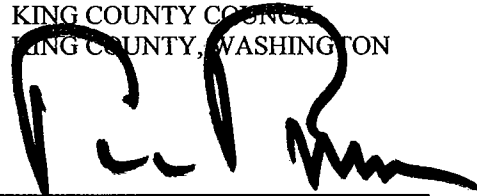
140 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments
141 in Attachment D to this ordinance are adopted as the zoning control for those portions of
142 unincorporated King County defined in the attachment. Existing property-specific
143 development standards (p-suffix conditions) on parcels affected by Attachment D to this
144 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:

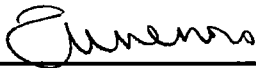
Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.
Hague, Mr. Thomas and Mr. Irons
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



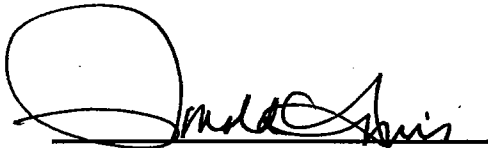
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 7 day of June, 2001.



Ron Sims, County Executive

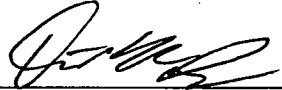
Attachments A. Snoqualmie Urban Growth Area Subarea Plan, dated May 22, 2001, as amended 6-4-01, B. Executive Recommended Land Use, C. Executive Recommended Policy Amendments, D. Executive Recommended Zoning

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

6/4/01 Mr. Irons moved Amendment No. 1. The motion passed 12 to 0, Mr. Nickels excused.
lcs

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Sponsor:


David Irons

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

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Sponsor:


David Irons

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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.

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;

