

December 8, 2015

The Honorable Dow Constantine
King County Executive
King County Chinook Building
401 5th Ave, Suite 800
Seattle, WA 98104

Re: Request for King County to remove East Cougar Mountain from Issaquah's Potential Annexation Area (PAA) by moving the Urban Growth Boundary to Issaquah's City Limits

The purpose of this letter is to notify you that we would like East Cougar Mountain removed from Issaquah's PAA for several reasons: the area is not suitable for urban growth due to environmental constraints and difficulty in the provision of urban services; and the area is no longer necessary to accommodate Issaquah's urban growth targets; it is not characterized by urban development or served by public sewers. For these reasons, our community has no intention of annexing this area.

East Cougar Mountain is approximately 776 acres and includes approximately 83 acres of King County owned land adjacent to the Cougar Mountain Wildland Park outside of the Urban Growth Area.

After 20 years of growth under Issaquah's GMA Comprehensive Plan, including three sets of State/County housing and job targets and an Urban Center and Regional Growth Center designation, Issaquah has determined that the East Cougar Mountain PAA is no longer necessary for Issaquah's urban growth.

In 2007 several PAA property owners requested that City of Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan Amendments. Issaquah did not object to this proposal, as Issaquah was not prepared to annex or serve this PAA for many years. After review, Bellevue City Council did not pursue this.

This request is consistent with the King County Countywide Policy DP-18 as it meets all the criteria:

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

I have attached background information for your review. I am looking forward to working with you on this important issue.

Sincerely,



Fred Butler
Mayor

Attachment

Cc Ivan Miller, King County Comprehensive Planning Manager
Issaquah City Council

Submitted Request

Remove East Cougar Mountain from Issaquah's Potential Annexation Area by moving the Urban Growth Boundary to Issaquah's existing City Limits boundary and making these 776 acres "rural"

Submitted Background Information:

Chronology: (Exhibit 1: Full Chronology)

This area has been a part of Issaquah and Bellevue's Sphere of Influence for utility areas since 1979. In 1994, King County adopted the initial Urban Growth Area boundary and Issaquah's Potential Annexation Areas (PAAs) were established, including East Cougar Mountain PAA.

In 2007 several PAA property owners requested that City of Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan Amendments. Issaquah did not object to this proposal, as Issaquah was not prepared to annex or serve this PAA for many years. After review, Bellevue City Council did not pursue this.

After 20 years of growth under Issaquah's GMA Comprehensive Plan, including three sets of State/County housing and job targets and an Urban Center and Regional Growth Center designation, Issaquah has determined that the East Cougar Mountain PAA is no longer necessary for Issaquah's urban growth.

The PAA is currently divided by 8 parcels owned by King County Parks that are adjacent to the Cougar Mountain Wildland Park (approximately 83 acres, see Exhibit 2).

Meets criteria in King County Countywide Planning Policies DP-18:

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Map of Docket Area

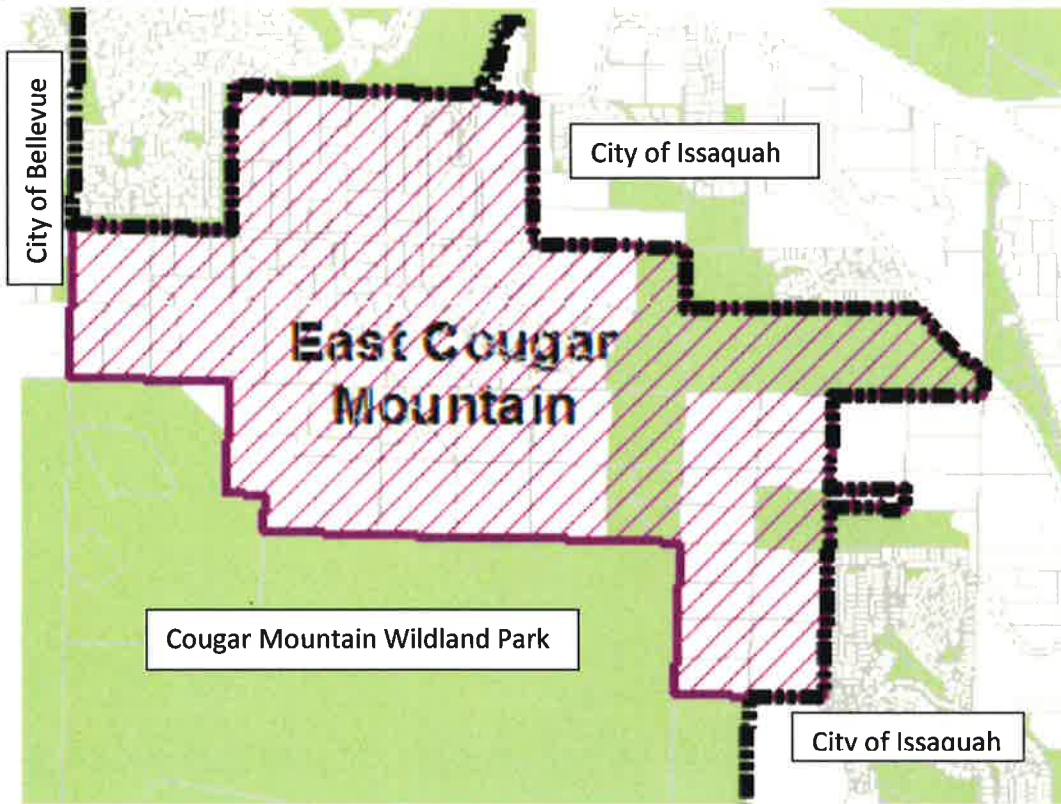


Exhibit 1: East Cougar Mountain Potential Annexation Area – Chronology of Events

Date	Event
1979	Issaquah entered into a 'Sphere of Influence' agreement with Bellevue and Renton which identified utility areas for each agency. Initially the South Cove and Greenwood Point areas were served by the Eastgate Sewer District until City of Bellevue assumed the District. Within the Sphere of Influence agreement, the South Cove/Greenwood Point areas were agreed to be within Issaquah's area of responsibility (See Attachment A)
1983	King County Newcastle Community Plan, (encompassing a larger area than East Cougar Mountain Potential Annexation Area - PAA) includes a thrust to potential development of Cougar Mountain, including a potential master plan development of up to three villages, including "East Village" which was within what is now the majority of the Cougar Mountain Wildland Regional Park on the upper bench.
1984 - 1989	Issaquah decides to split the Tibbetts and Newport planning areas and worked on the Newport Plan (within city limits) and draft EIS from June to October 1984. Tibbetts East Cougar (outside city limits) planning began in October, 1984, included an EIS and was finally completed in December 1989 as City Council adopts Tibbetts East Cougar Subarea Plan
1990	Washington State Growth Management Act (GMA) adopted
1994	King County adopted initial Urban Growth Area boundary and Issaquah's Potential Annexation Areas (PAAs) are established
1995	Issaquah adopts Comprehensive Plan, compliant with GMA and King County, and includes East Cougar Mountain as a PAA, as well as the East Village and Tibbetts Creek Valley area (See Attachment B)
1996	Annexation of East Village and Tibbetts Creek Valley PAA
1999	Adoption of East Village Development Agreement (now known as Talus)
2001	Request by some property owners in East Cougar Mountain PAA for extension of sewer due to KC Health Department notice of failed septic systems
2002	Request for annexation from Julia Gunn Kissel for her vacant lot (40 acres?) adjacent to Newport Way
2004	First Request by Delman and Dolores Luse to annex 8.2 acres, for three existing homes adjacent to City limits
2005	Request by Kevin Murray/George and Judy Black requesting annexation of Black's property in East Cougar Mountain PAA Request by Peter Frame to extend sewer and water through pre-annexation agreement to 10 acres in East Cougar Mountain PAA
2005	Excerpt of Mayor's letter to Kevin Murray: " <i>City Council reviewed a request to begin annexation proceedings for a 40 acre parcel in the East Cougar Mountain PAA, in 2000 other parcels in this area, south of the Montreux subdivision, approached the City for annexation. In both cases the council asked that a subarea plan be done before annexation due to the environmental sensitivity of the area and the need to comprehensive plan for vehicle and utility access for the entire area, not piecemeal through parcel by parcel annexation.</i> "
2006	Request by Barbee Tucker-Pigott for annexation of 10 acres adjacent to the Bergsma property within East Cougar Mountain PAA
2007	Second Request by Delman and Dolores Luse to annex 8.2 acres, for three existing homes adjacent to City limits Request by several property owners in East Cougar Mountain PAA to request that Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan amendments. Issaquah did not object to this proposal. After review, Bellevue City Council did not pursue this.

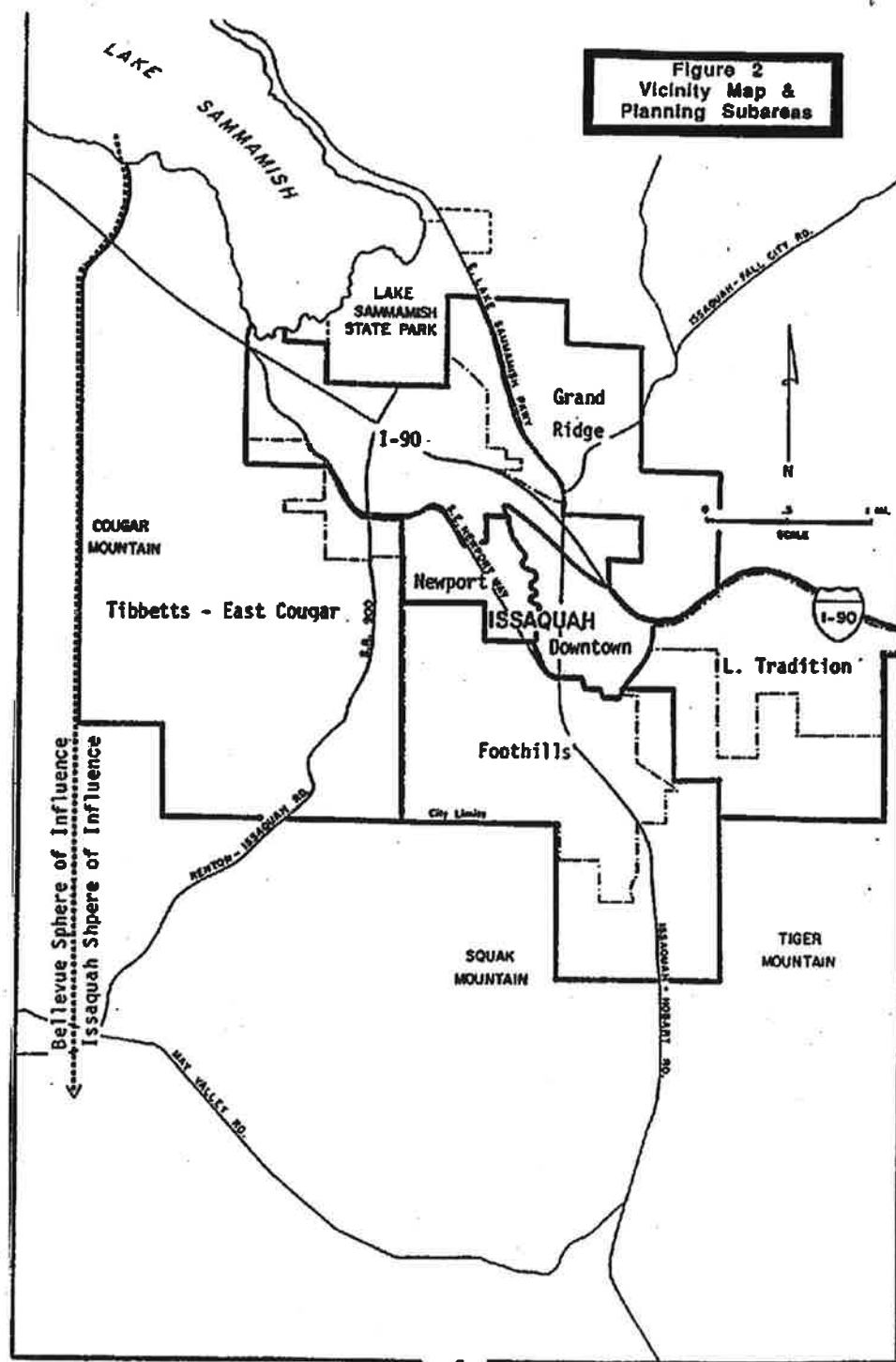
2014	March: request by Talus Management Service for City to consider the annexation of approximately 49.24 acres in East Cougar Mountain PAA to be part of the Talus Urban Village as part of the 2014 Comprehensive Plan amendments. December: Request withdrawn by Talus Management Services
2014	July 11, 2014: Central Issaquah Urban Core designated Urban Center on Urban Growth Area map within the 2012 King County Countywide Planning Policies
2015	June 15, 2015: City of Issaquah amends Comprehensive Plan for GMA required Periodic Review, amending policies regarding East Cougar Mountain PAA (See Attachment C). June 25, 2015: Central Issaquah Urban Core designated Regional Growth Center by Puget Sound Regional Council.

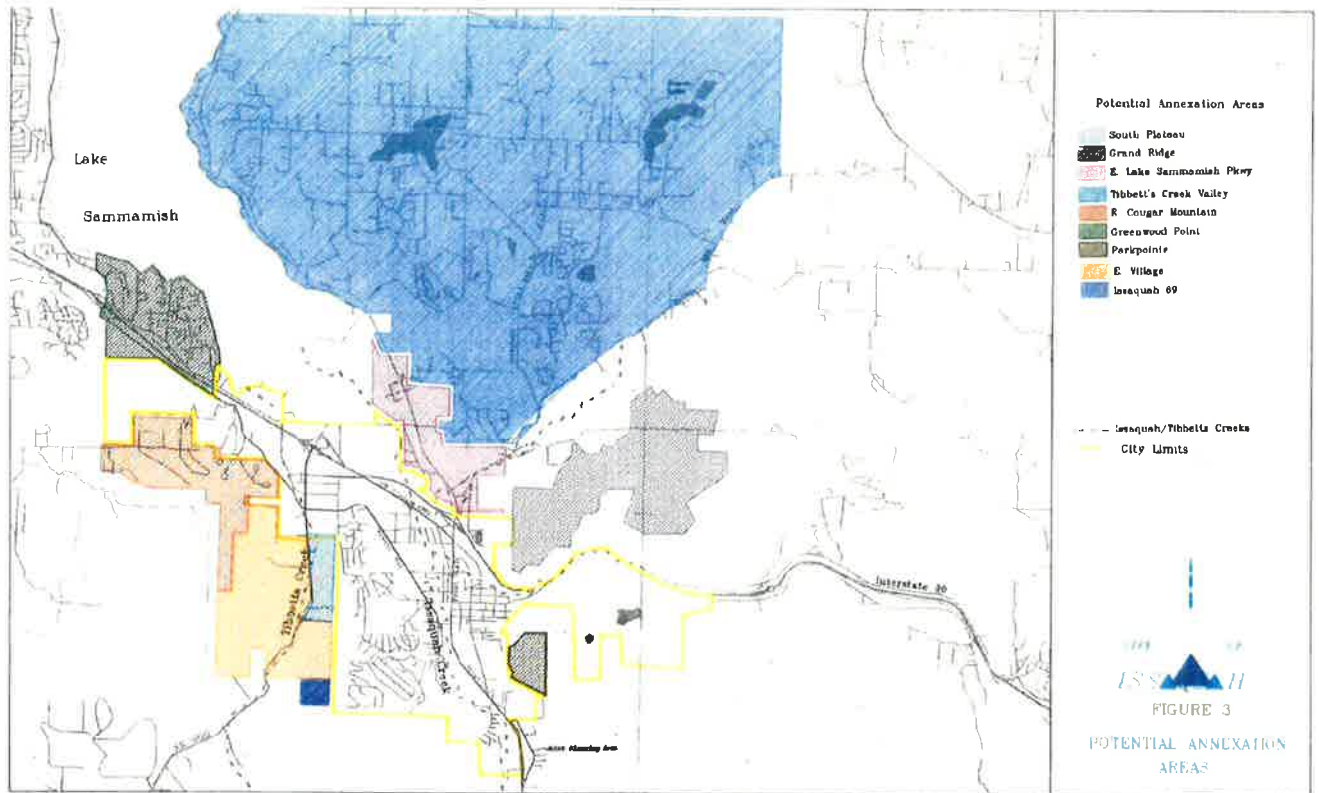
Exhibit 1 Attachments:

A: Sphere of Influence Map (1979)

B: Issaquah's original Potential Annexation Map (1995)

C: Issaquah's Comprehensive Plan Policies regarding East Cougar Mountain PAA (2015)





Land Use Element

regional coordination and annexation policies

LU Goal M. Work with local and regional agencies and all affected parties during the annexation process.

discussion

Since Issaquah's Comprehensive Plan in response to GMA was adopted in 1995, the majority of Potential Annexation Areas have been brought into the City. Many of these areas have helped the City to accommodate State job and housing targets, including Issaquah Highlands and Talus. Other PAAs, like Lake Sammamish State Park, were brought into the City for other community needs such as recreation and open space. The remaining two PAAs offer different opportunities to the Issaquah community. **East Cougar Mountain PAA includes low density housing adjacent to Montreux and vacant land adjacent to Talus.** The King County Island includes the King County Public Works Shop site and vacant land. Both PAAs include slopes and critical areas that will need to be identified and analyzed as part of an annexation proposal.

LU Policy M1 Respond to community initiatives for annexation.

LU Policy M2 Inform property owners in annexation areas and the City of the potential benefits, obligations and requirements which may be imposed prior to and as a result of annexation.

LU Policy M3 Work with annexation proponents to develop annexation boundaries which follow logical community and geographic boundaries.

LU Policy M4 Coordinate with adjacent jurisdictions, property owners within an annexation area and special purpose districts to ensure the efficient provision of urban services during the annexation transition period.

LU Policy M5 Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.

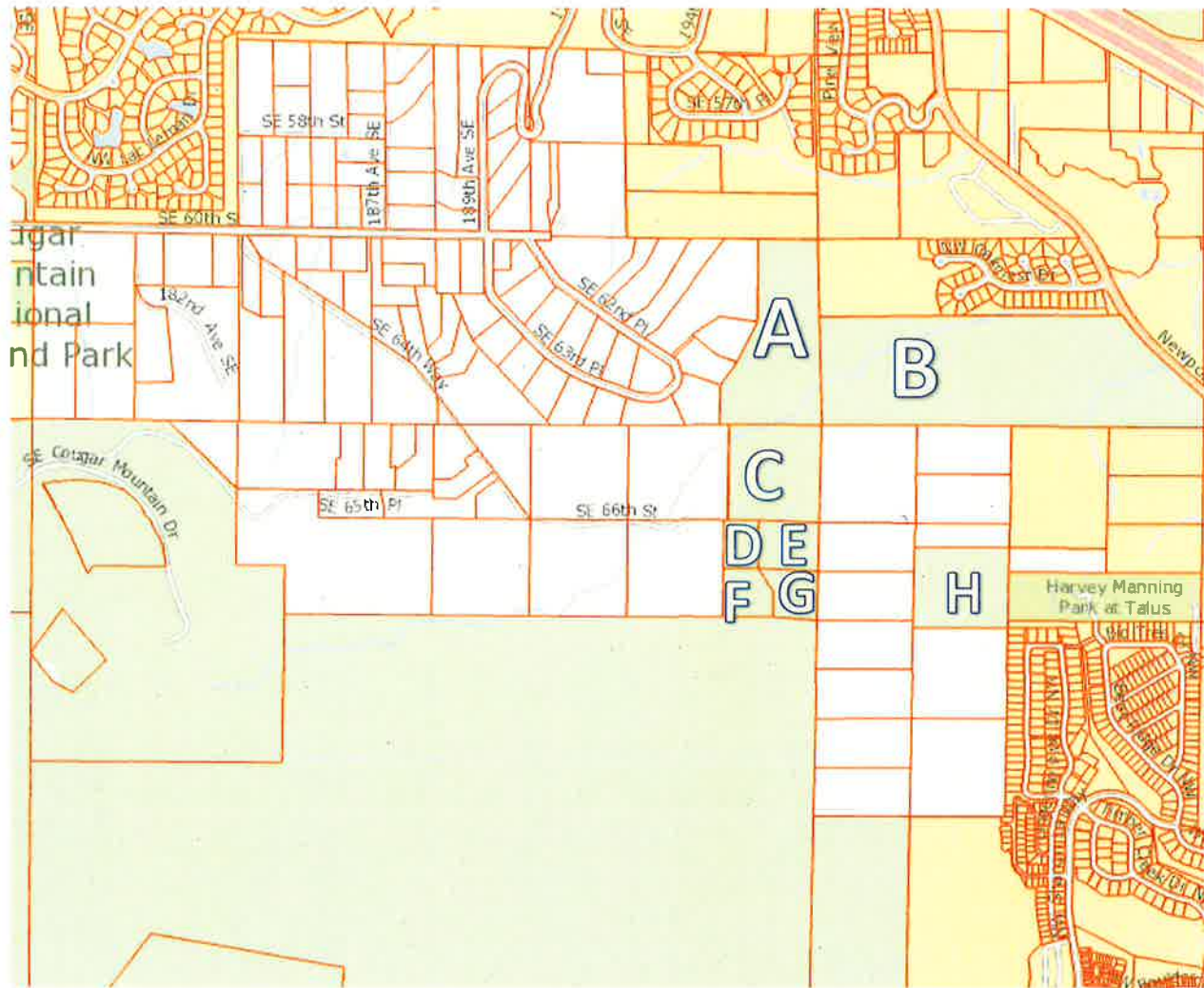
LU Policy M6 **Work with King County to analyze the benefits and disadvantages of moving the Urban Growth Boundary to remove the East Cougar Mountain PAA.**

LU Goal N. Annex the City's Potential Annexation Areas to ensure compatibility with City development regulations and to provide for public services, public facilities and concurrent transportation facilities at the City's level of service. Recognize that some PAAs provide other community expansion solutions other than development potential.

LU Policy N1 Establish an interlocal agreement with King County regarding the development of land within the City's Potential Annexation Areas which defines the potential land use, zoning, growth phasing, urban services, design standards, impact mitigation requirements, and conformance with the Countywide Planning Policies. For those PAAs which are largely undeveloped, annexation to the City should be encouraged prior to development review and permitting within the County. However, if the development commences prior to annexation to the City, the interlocal shall

- require that the development review and permit approval for subsequent projects within these undeveloped areas be done by the City.
- LU Policy N2** Annex PAAs prior to or concurrently with development review and permitting in order to receive the full range of City services and ensure compatibility with City standards and development regulations. The timing of development shall be determined by existing City policies including Level of Service and development standards.
- LU Policy N3** Provide urban services prior to occupancy of new development at the City's level of service (LOS) when the annexation process and development review process are occurring concurrently. Additionally, define a schedule and financing plan to correct existing service deficiencies through the annexation process. Transportation deficiencies should be addressed within six years from the time of annexation.
- LU Policy N4** Require annexation before extending City utilities, except extensions made outside the City in response to a health emergency or threat to the City aquifer or other City resources.
- LU Policy N5** Ensure the ability of the annexation area to pay its determined fair share of required services.
- LU Policy N6** Ensure annexation of a PAA would not have a negative financial impact on the City.
- LU Policy N7** Ensure the annexation area is able to help meet necessary residential or commercial/industrial expansion needs of the City and/or, in some cases, provide solutions to other community concerns such as aquifer protection, open space provision or the efficient provision of public services. Annexation should also provide for parks and other community amenities and allow for a variety of housing to meet the community's needs. *For example, consider the annexation of the East Cougar Mountain PAA area adjacent to Talus as a low density/open space separator between Issaquah and the rural land outside the Urban Growth Boundary.*
- LU Policy N8** Control impacts of development on the following when annexing.
- land use, including density, design, signage, landscaping and open space provisions;
 - surface and groundwater (wellhead protection and aquifer recharge area and flooding);
 - critical areas and natural resources;
 - parks and recreation;
 - utilities;
 - transportation;
 - housing;
 - schools;
 - economic vitality; and
 - Issaquah's Treasures.
- LU Policy N9** Consider mutual benefit the annexation area is able to City residents and the annexation area to: enhance the provision of the items listed in the above criteria; to lessen impacts to all of the items listed in above criteria {N8}; manage impacts; and provide local representation.

- LU Policy N10** Extend urban services to the annexation area while maintaining the existing LOS for city residents.
- LU Policy N11** Discourage the provision of interim infrastructure or services in designated urban areas in the City's PAAs such as community drain fields and water systems or individual wells and septic systems.



Map #	Owner	Parcel #	Acres
A	King County Parks	1924069020	14.90
B	King County Parks	2024069014	40.95
C	King County Parks	3024069043	9.47
D	King County Parks	3024069038	1.72
E	King County Parks	3024069037	3.24
F	King County Parks	3024069024	2.30
G	King County Parks	3024069036	2.67
H	King County Parks	2924069097	8.26
		Total acres	83.51

Source: King County iMap, 2015