

# **Summary of Proposed UGA Changes**

**in the**

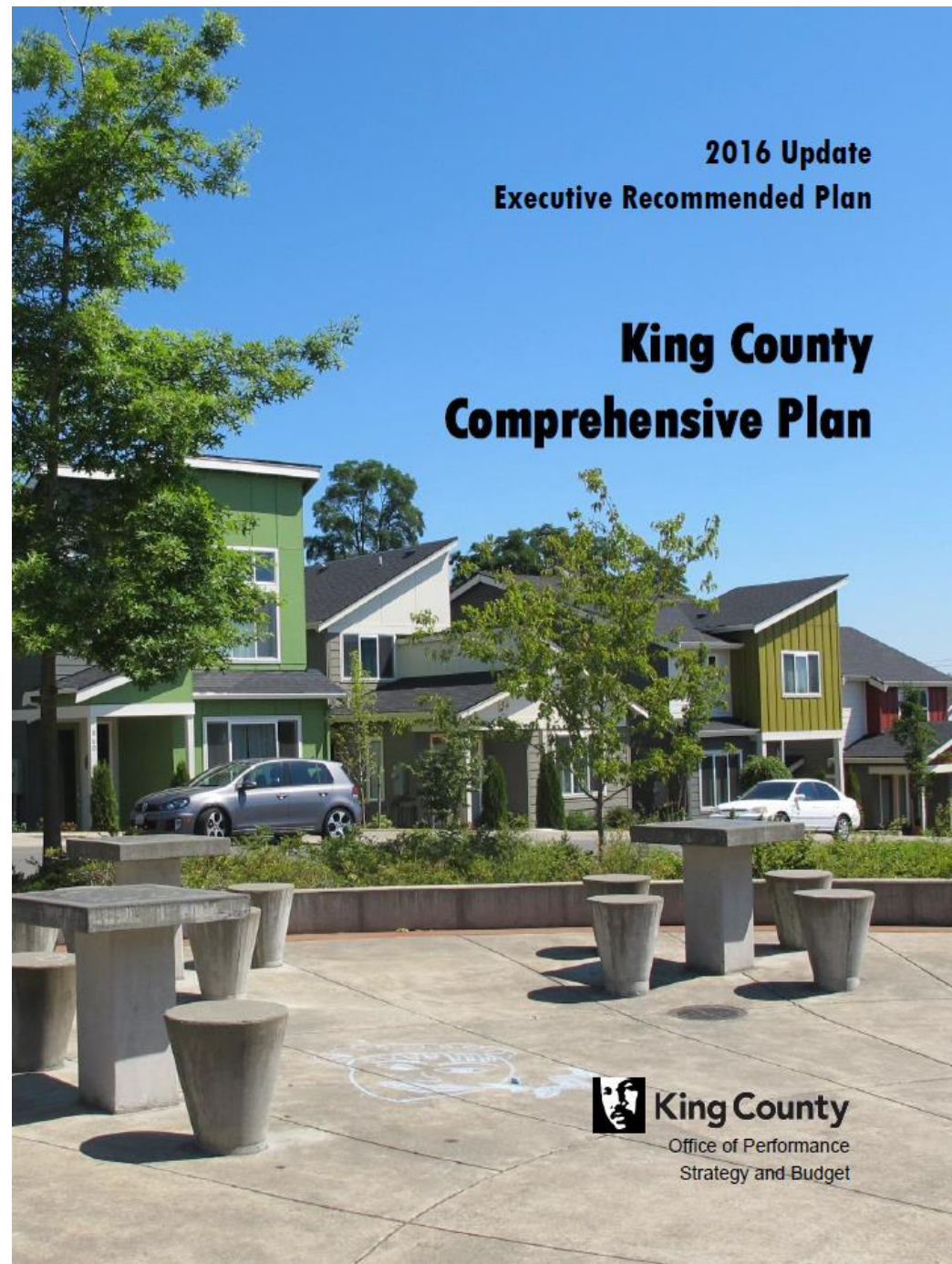
**Executive Recommended  
2016 King County Comprehensive Plan**

**King County  
Growth Management Planning Council  
May 2016**

## Today's Presentation

- Brief context
- GMPC role
- Technical proposals
- Substantive proposals
- Other relevant amendments
- Next Steps

*Questions welcome!*



# **GMPC Role in UGA Amendments**

# GMPC Role Under CPPs in UGA Amendments

- DP-15- Process for amendments: **KC brings UGA changes to GMPC for review and recommendation;** if approved by KC Council, to be ratified by cities
- DP-16- Three ways to expand UGA:
  - a. insufficient capacity and no reasonable measures exist
  - b. four to one program**
  - c. transfer of a park
- DP-17- Criteria guiding DP-16 a. and b.
- DP-18- Criteria for **contracting UGA**

**Policies  
shown  
in memo**

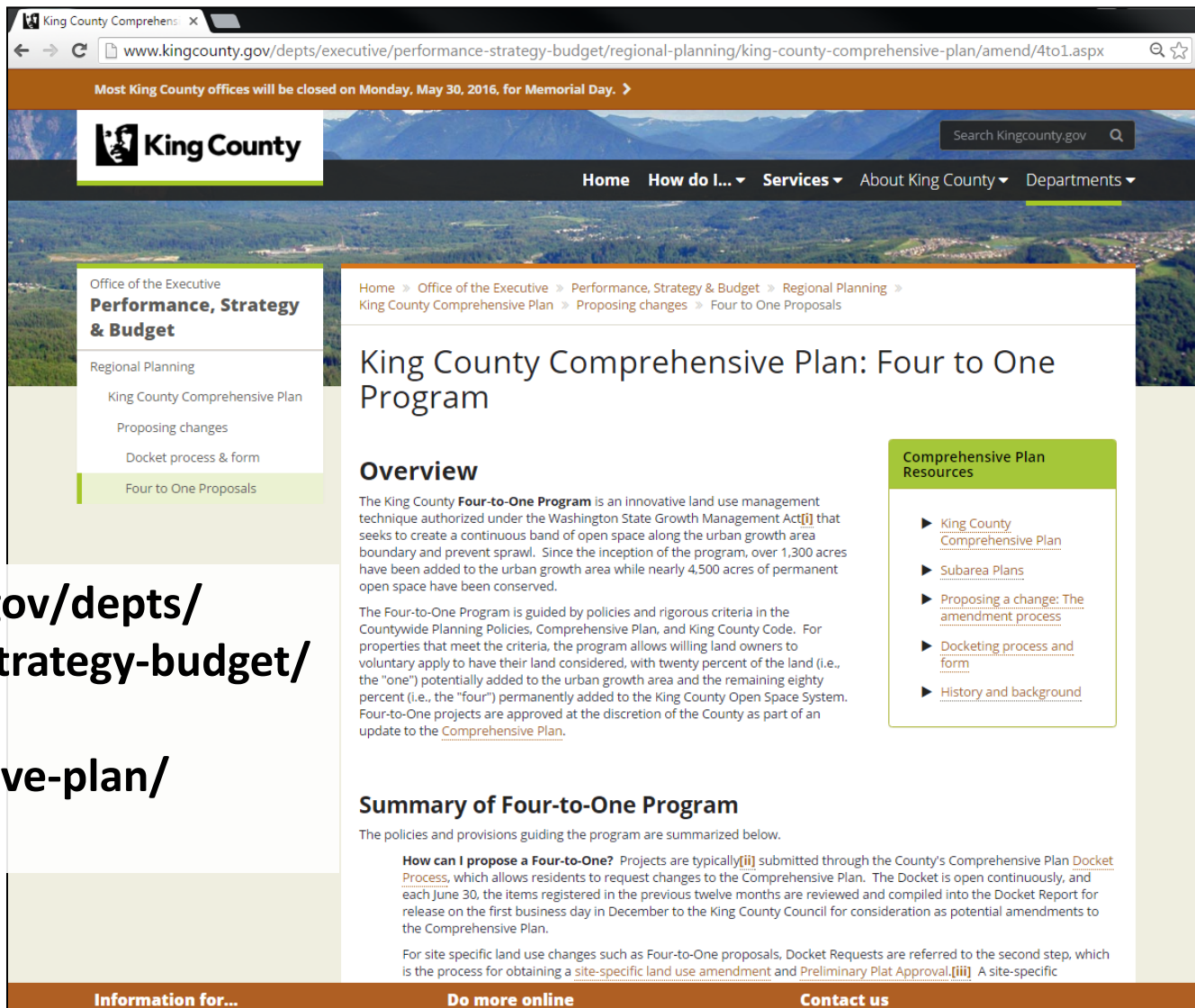
# **Four to One Program Information**

- Innovative land use tool under 36.70A.090
  - 20% new urban / 80% new permanent open space
- Allowed on annual Comp. Plan cycle
- Discretionary decision by County
- Guided by multiple policies and criteria, including:
  - New urban contiguous to 1994 UGA
  - 20 acre minimum parcel(s) size
  - Direct sewer access, 4 DU acre min.
  - Open Space connectivity, buffer new urban

*Policies and  
criteria shown  
in memo*

# Four to One: Typical Process

Submittal	<ul style="list-style-type: none"><li>• <b>Docket Request</b> submitted *</li></ul>
Review	<ul style="list-style-type: none"><li>• Referred to Permitting for <b>Preliminary Plat Review &amp; Approval</b><ul style="list-style-type: none"><li>• Site suitability and development conditions evaluated</li><li>• Multi-disciplinary technical review as well as SEPA review</li><li>• Affected cities, special districts, surrounding residents notified</li></ul></li></ul>
Decision-making	<ul style="list-style-type: none"><li>• DPER and PSB finalize departmental recommendation</li><li>• Transmit to <b>Hearing Examiner</b><ul style="list-style-type: none"><li>• Review, public hearing, report to Council</li></ul></li><li>• Release in <b>Docket Report</b> and <b>Executive Rec. Comp Plan</b></li><li>• <b>Council discretionary review</b> and decision in Comp Plan<ul style="list-style-type: none"><li>• GMPC recommendation</li><li>• Council approves as a <b>land use amendment</b></li><li>• <b>Conservation easement</b> imposed at approval</li></ul></li></ul>
Implement	<ul style="list-style-type: none"><li>• Property owners implement or approval can sunset</li></ul>



King County Comprehensive Plan: Four to One Program

Overview

The King County **Four-to-One Program** is an innovative land use management technique authorized under the Washington State Growth Management Act[i] that seeks to create a continuous band of open space along the urban growth area boundary and prevent sprawl. Since the inception of the program, over 1,300 acres have been added to the urban growth area while nearly 4,500 acres of permanent open space have been conserved.

The Four-to-One Program is guided by policies and rigorous criteria in the Countywide Planning Policies, Comprehensive Plan, and King County Code. For properties that meet the criteria, the program allows willing land owners to voluntarily apply to have their land considered, with twenty percent of the land (i.e., the "one") potentially added to the urban growth area and the remaining eighty percent (i.e., the "four") permanently added to the King County Open Space System. Four-to-One projects are approved at the discretion of the County as part of an update to the [Comprehensive Plan](#).

Summary of Four-to-One Program

The policies and provisions guiding the program are summarized below.

**How can I propose a Four-to-One?** Projects are typically [submitted](#) through the County's Comprehensive Plan [Docket Process](#), which allows residents to request changes to the Comprehensive Plan. The Docket is open continuously, and each June 30, the items registered in the previous twelve months are reviewed and compiled into the Docket Report for release on the first business day in December to the King County Council for consideration as potential amendments to the Comprehensive Plan.

For site specific land use changes such as Four-to-One proposals, Docket Requests are referred to the second step, which is the process for obtaining a [site-specific land use amendment](#) and [Preliminary Plat Approval](#). [A site-specific](#)

Information for... Do more online Contact us

[http://www.kingcounty.gov/depts/  
executive/performance-strategy-budget/  
regional-planning/  
king-county-comprehensive-plan/  
amend/4to1.aspx](http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/4to1.aspx)

# AREA SPECIFIC STUDIES

## Action Needed on July 27

- ✓ Three technical UGA roadway changes

## Potential proposals from Executive's Draft Plan

- ✓ One UGA contraction – Recommended

## Potential proposals from Scope of Work

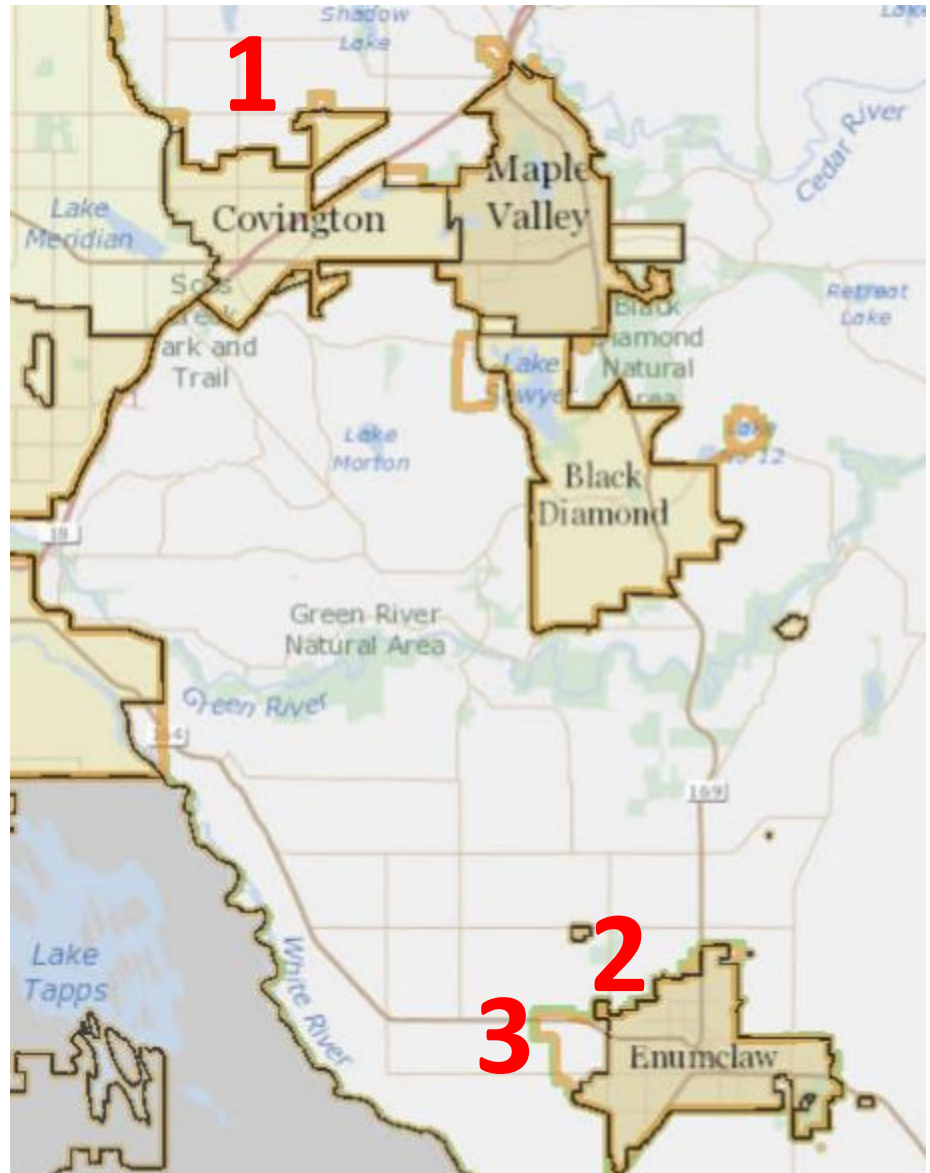
- Four UGA expansions – None Recommended

## TECHNICAL ROADWAY UGA CHANGES

- parties: KC DOT, Cities of Covington and Enumclaw
  - None involve private property
- purpose: facilitate proper provision of services
  - Full agreement from cities
- scope: Three segments of KC right of way
  - Two to be included in UGA so City can manage
  - One to be removed from UGA so County can manage

# Technical UGA Proposals

1. SE 240th Street near Covington
2. 248th Ave SE near Enumclaw
3. 228th Ave SE near Enumclaw





King County

# Urban Growth Area Boundary Amendment SE 240th Street

Attachment 1

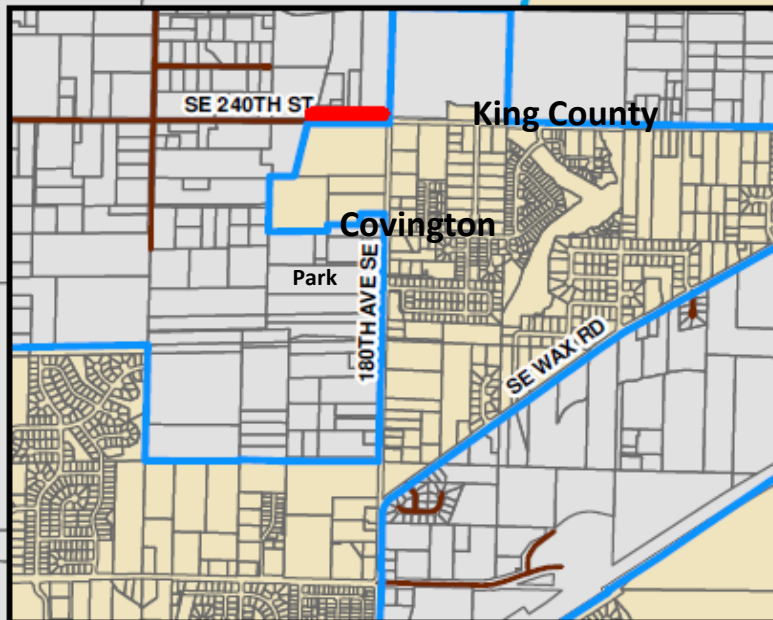
PAA

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.

SE 240TH ST

178TH PL SE

**1. Road  
proposed to  
be added to  
UGA**



Covington

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- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Covington
- ROW Issue





King County

## Urban Growth Area Boundary Amendment 248th Avenue SE

Attachment 2

King County

Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.

PAA

**2. Road  
proposed to  
be added to  
UGA**

Enumclaw

HIGHPOINT ST

248th Ave SE

McHugh Ave

SE 436th St

SR 164

Park

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**King County**

Urban Growth Area Boundary Amendment  
228th Avenue SE

Attachment 3

King County

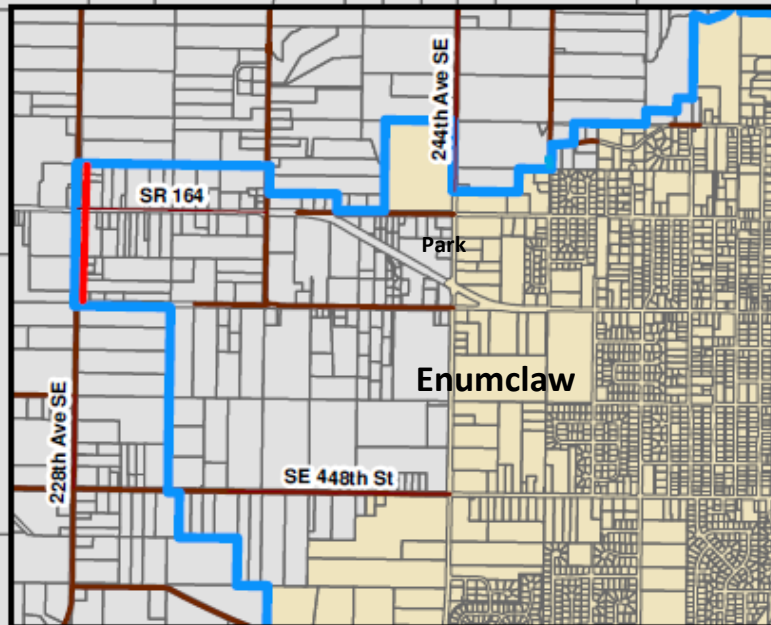
PAA

SE 436TH ST

SE 438TH ST

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.

**3. Road  
proposed to  
be removed  
from UGA**



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- Proposed UGA Boundary
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King County

# King County Substantive UGA Proposals

## In Executive Draft Plan

A. East Cougar Mtn. in Issaquah

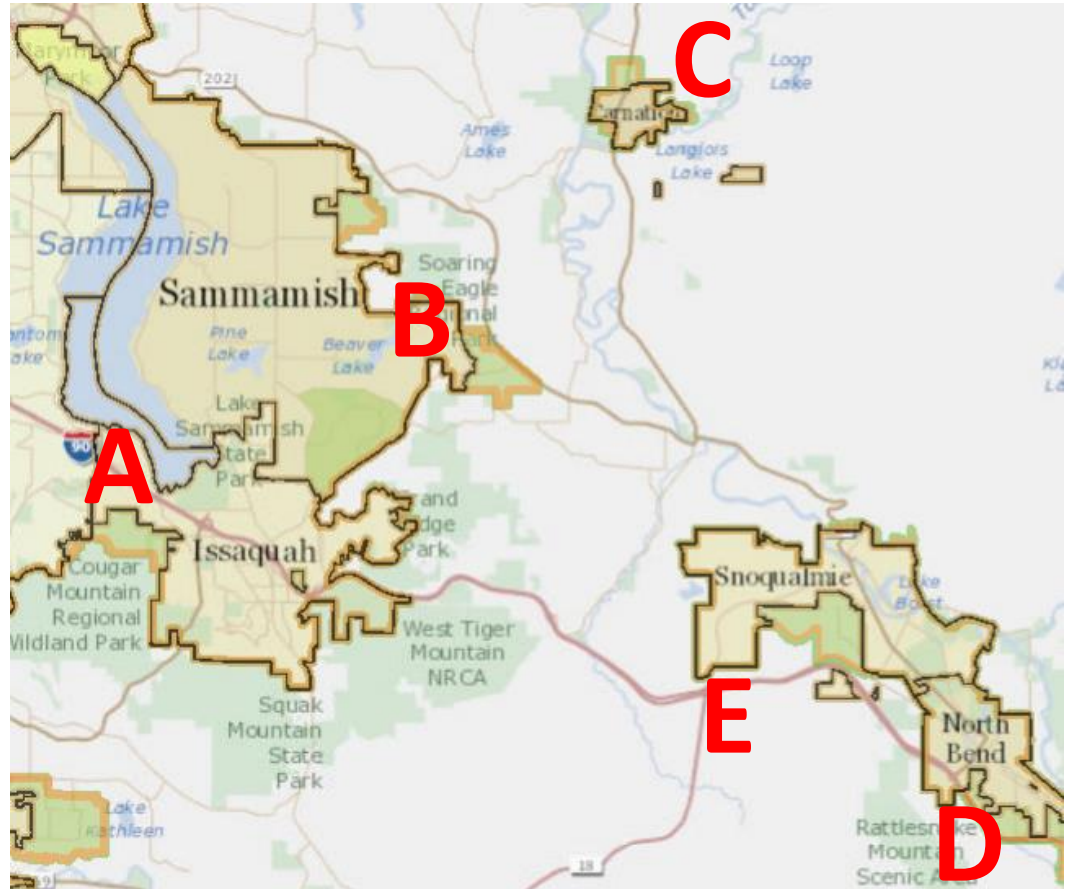
## In Scope of Work

B. Duthie Hill Notch in Sammamish

C. Carnation

D. North Bend Golf Course

E. I-90/SR 18 in Snoqualmie



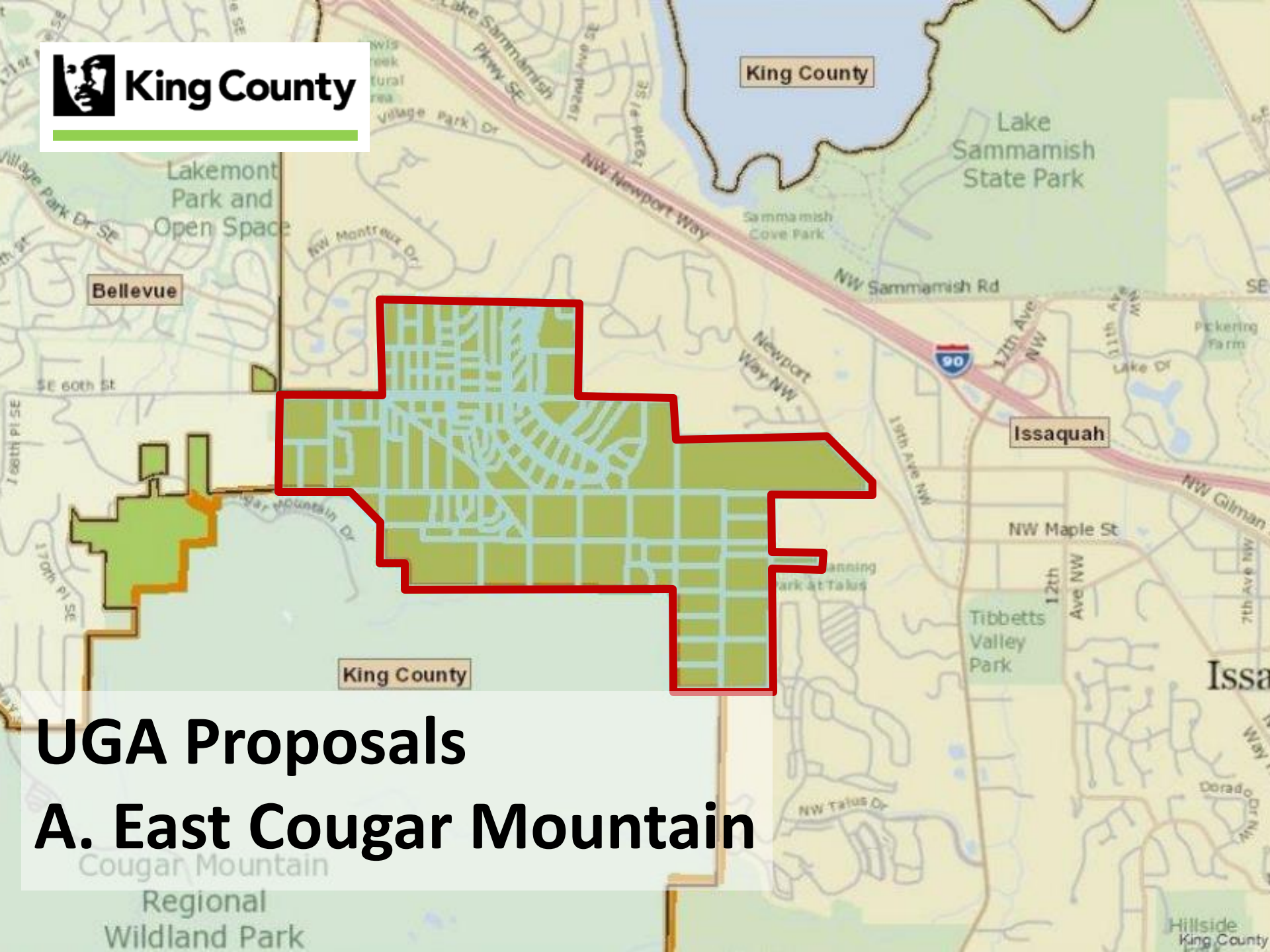
# Substantive UGA Proposals

## Summary of Recommendations

Proposal	Recommendation
A. East Cougar Mtn in Issaquah	<ul style="list-style-type: none"><li>-Recommend removal of about 40% of area</li><li>-Work with cities and community on long-term</li></ul>
B. Duthie Hill Notch	<ul style="list-style-type: none"><li>-IJT and city worked on options; none accepted</li><li>-<u>Not</u> recommended without a 4-to-1</li><li>-Eligible for 4-to-1; KC interests defined</li></ul>
C. Carnation	<ul style="list-style-type: none"><li>-Eligible for 4-to-1; KC interests defined</li></ul>
D. North Bend Golf Course	<ul style="list-style-type: none"><li>-Eligible for 4-to-1; KC interests defined</li></ul>
E. I-90/SR 18 in Snoqualmie	<ul style="list-style-type: none"><li>-<u>Not</u> eligible for 4-to-1 (<i>not the original UGA</i>)</li><li>-Work with city on rural-area based outcomes</li></ul>



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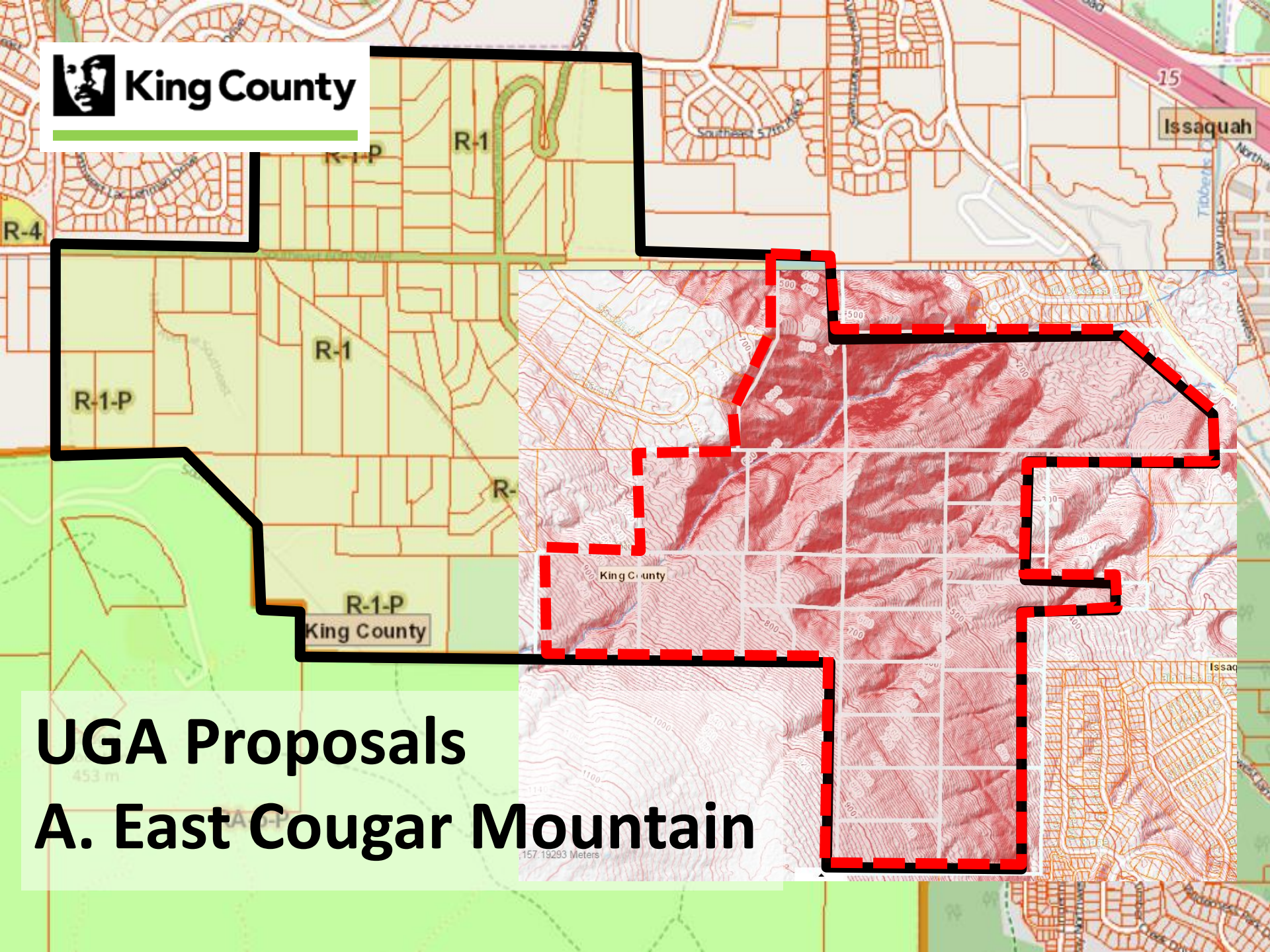


# UGA Proposals

## A. East Cougar Mountain



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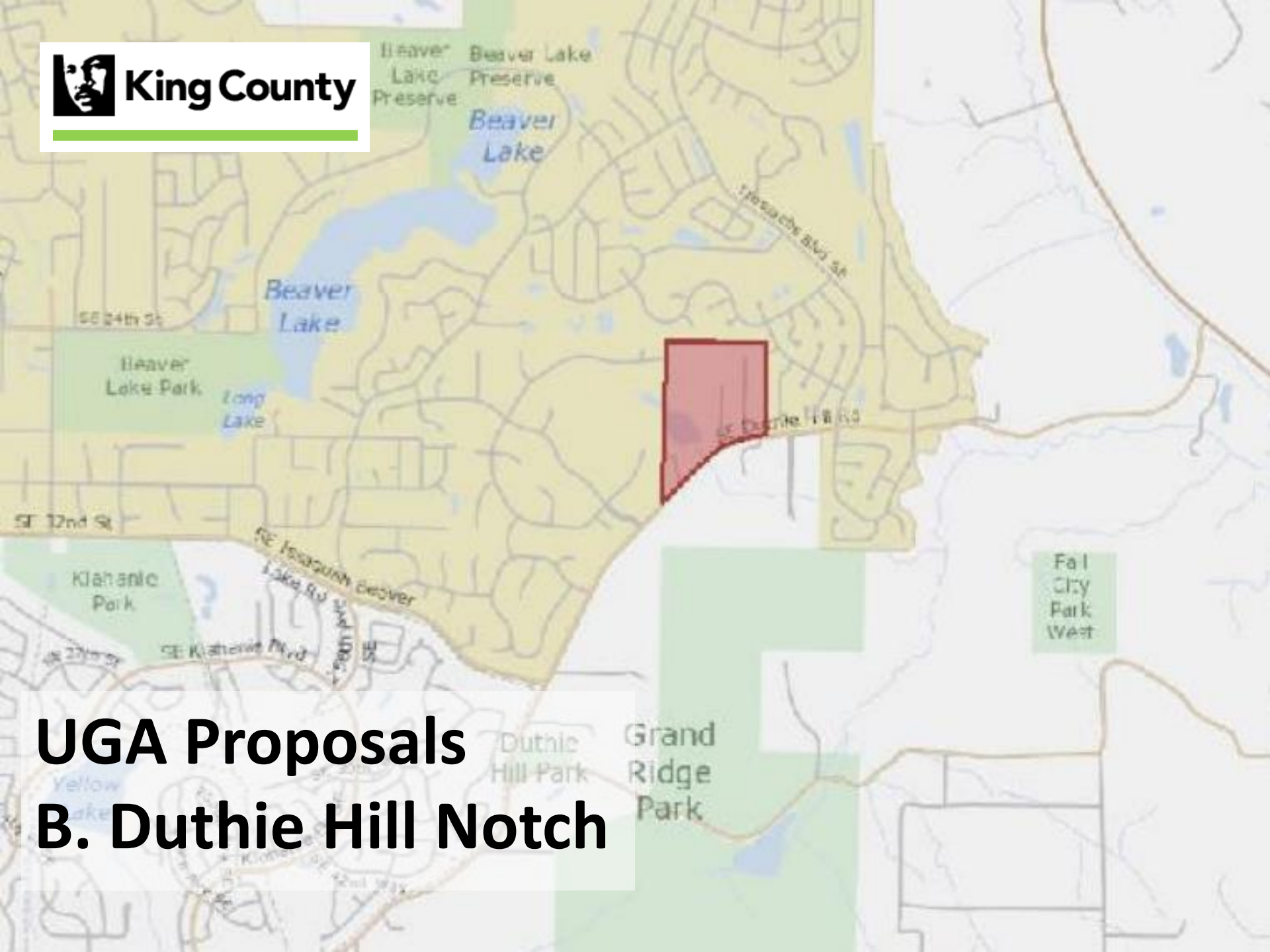


# UGA Proposals

## A. East Cougar Mountain



**King County**

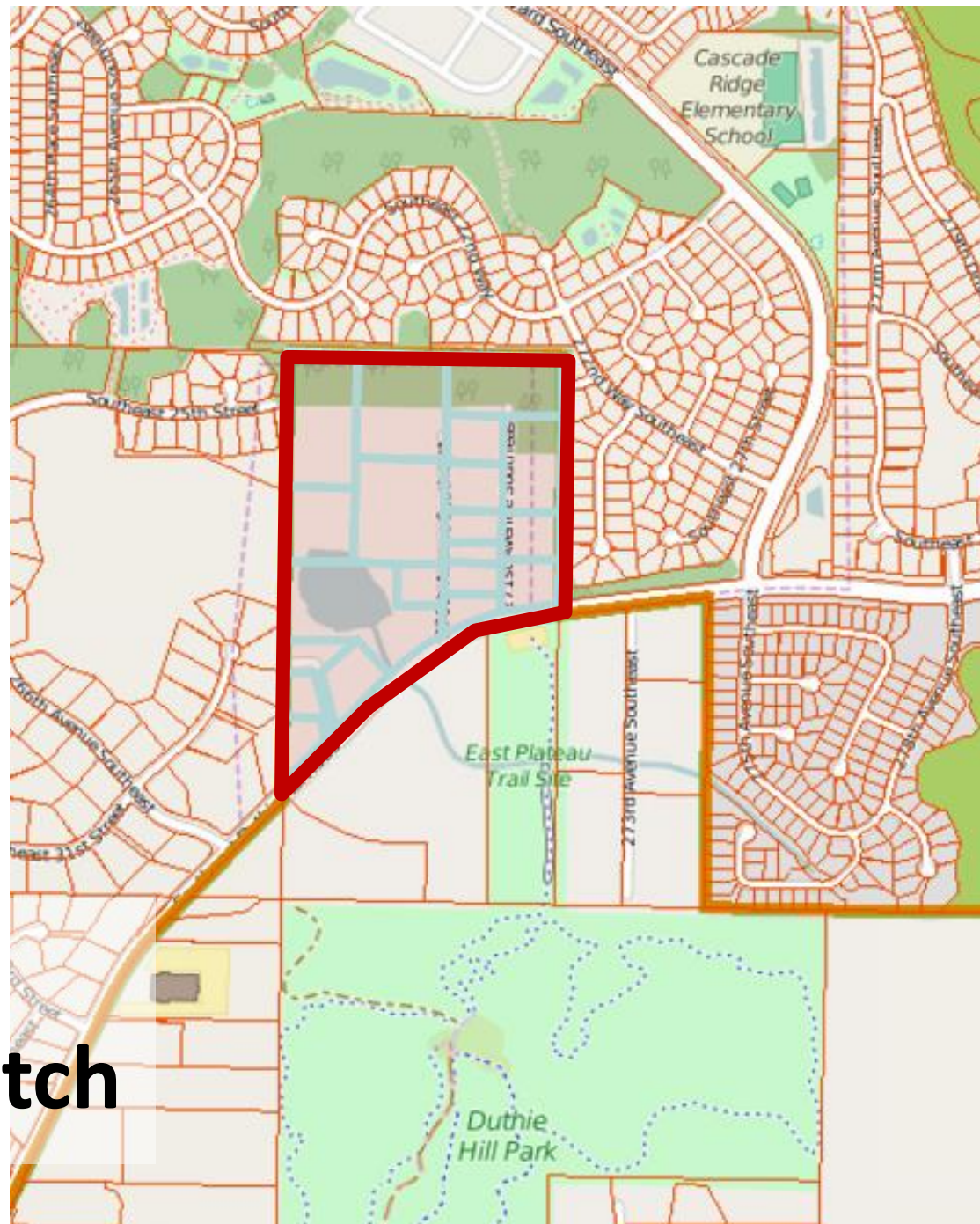


# UGA Proposals

## B. Duthie Hill Notch

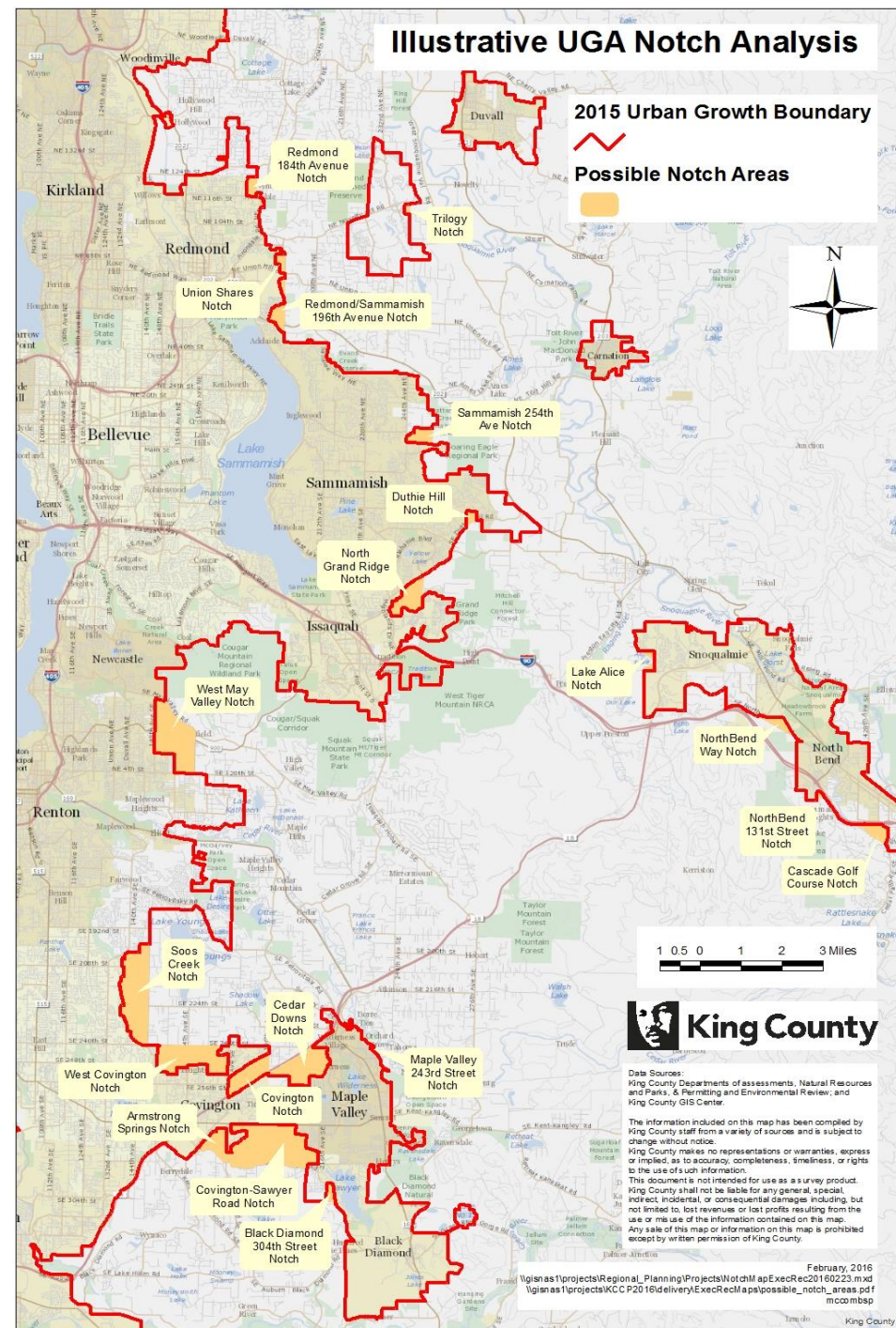
# UGA Proposals

## B. Duthie Hill Notch



# Notch Analysis

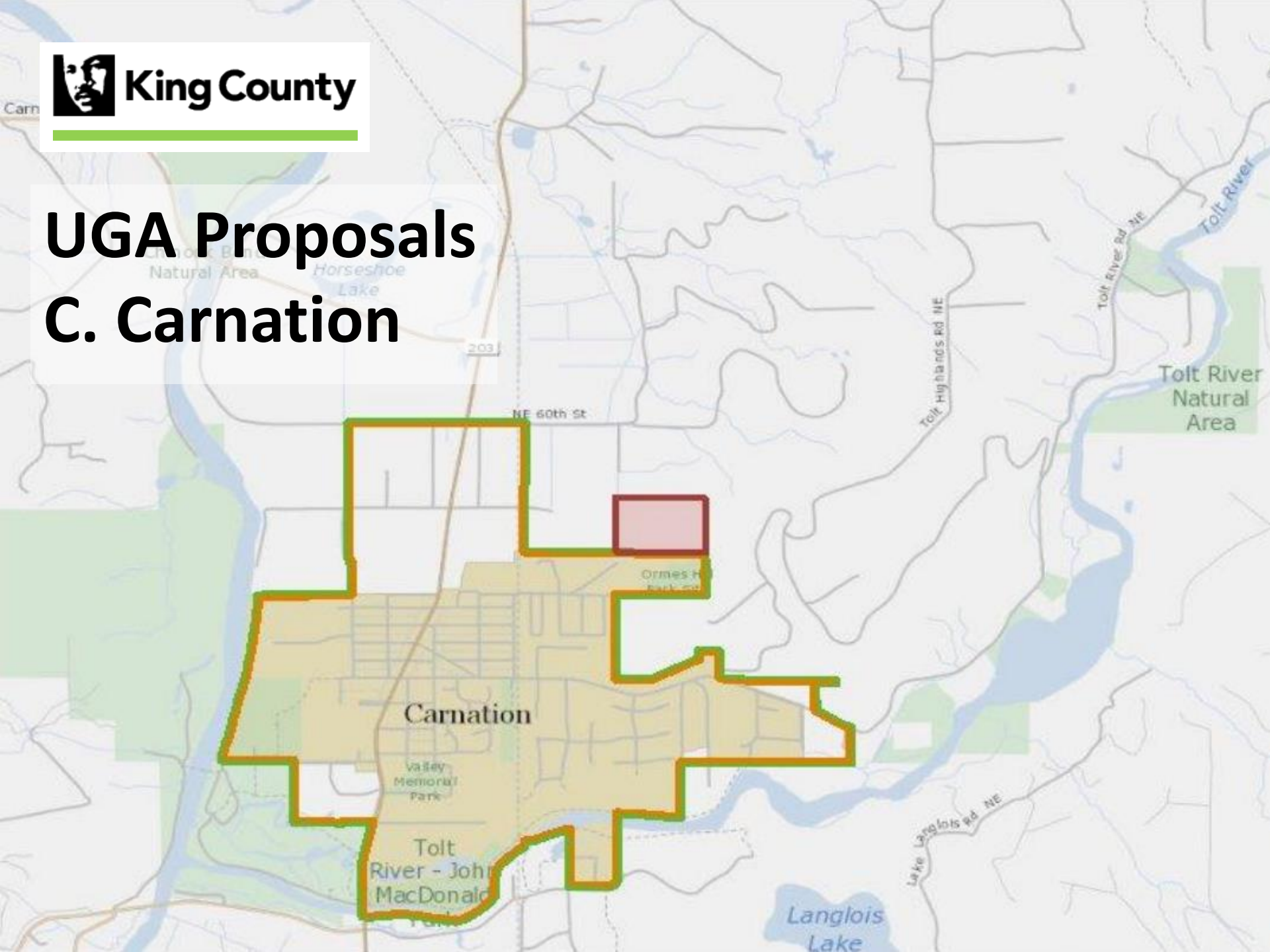
- 3<sup>rd</sup> sides along UGA or City, 4<sup>th</sup> with boundary
- UGA boundary is complex and responds to many factors
- Multiple possible notches, as shown in map
- Almost 6,000 acres in 20 notches with over 2,500 parcels





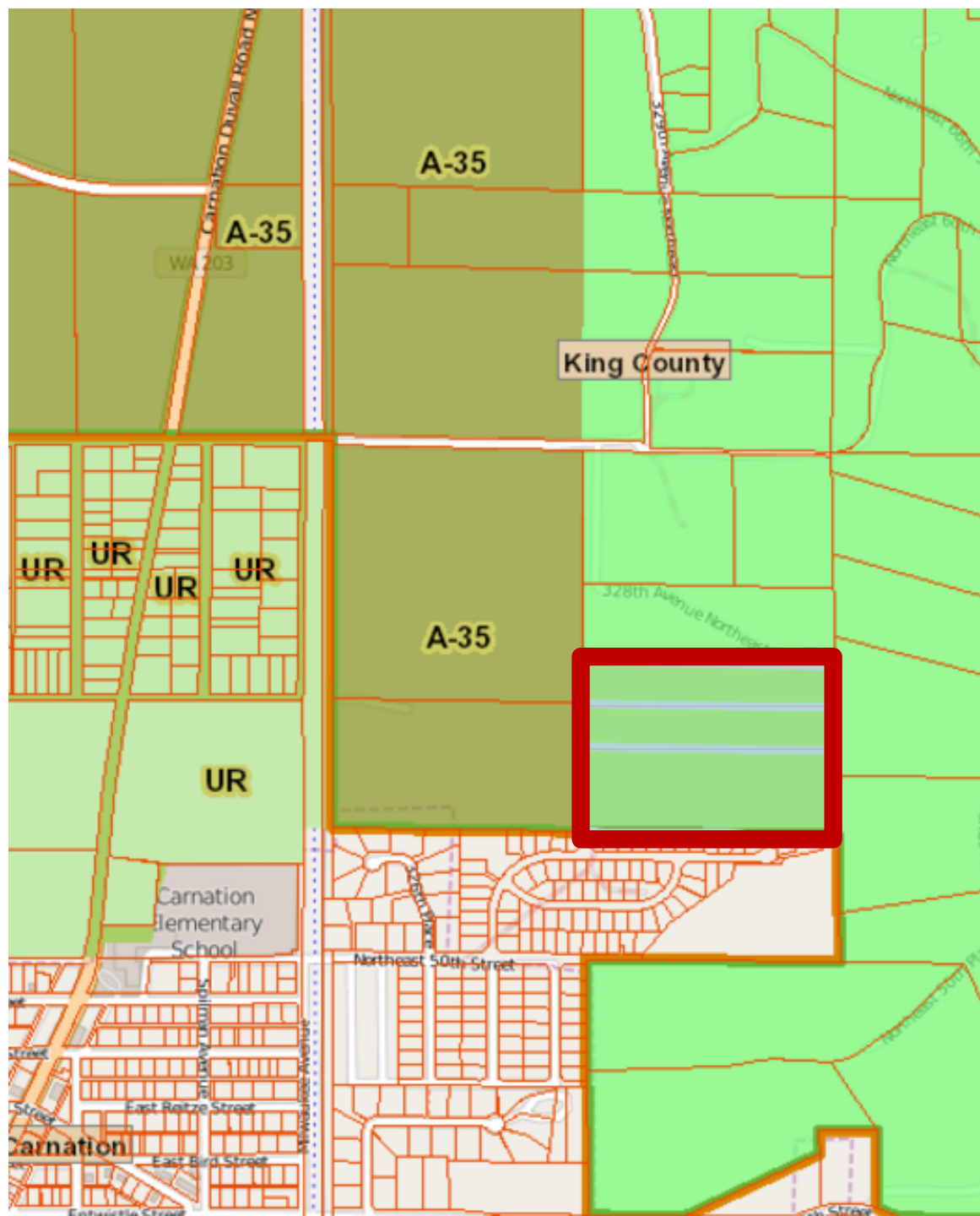
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# UGA Proposals C. Carnation



# UGA Proposals

## C. Carnation





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**North Bend**

**Harman Heights**

**Rattlesnake Mountain  
Scenic Area**

**UGA Proposals  
D. North Bend**

**Tanner**

**Riverbend**

**Middle Fork Snoqualmie R**

**Boxley Creek  
Site**

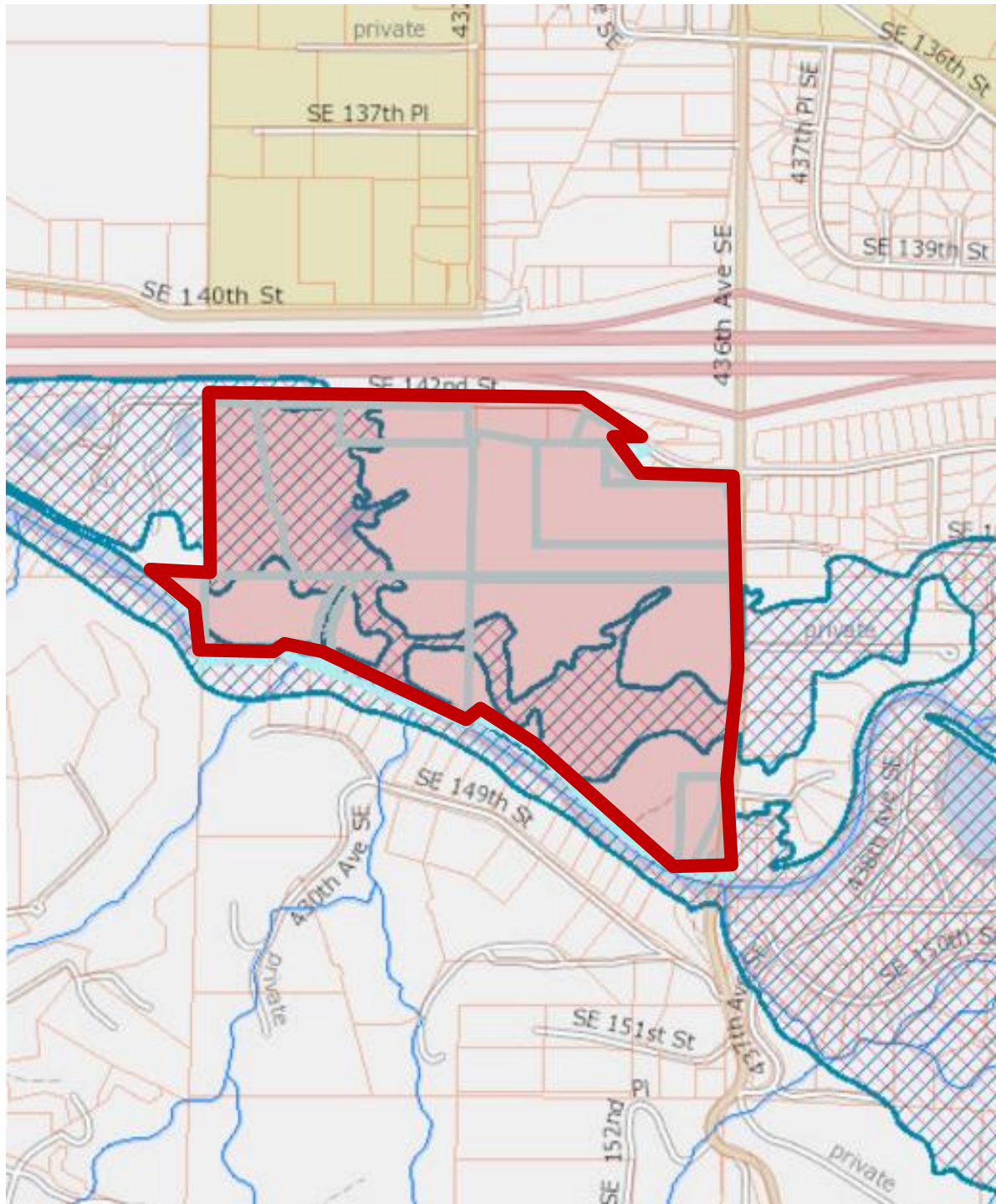
# UGA Proposals D. North Bend





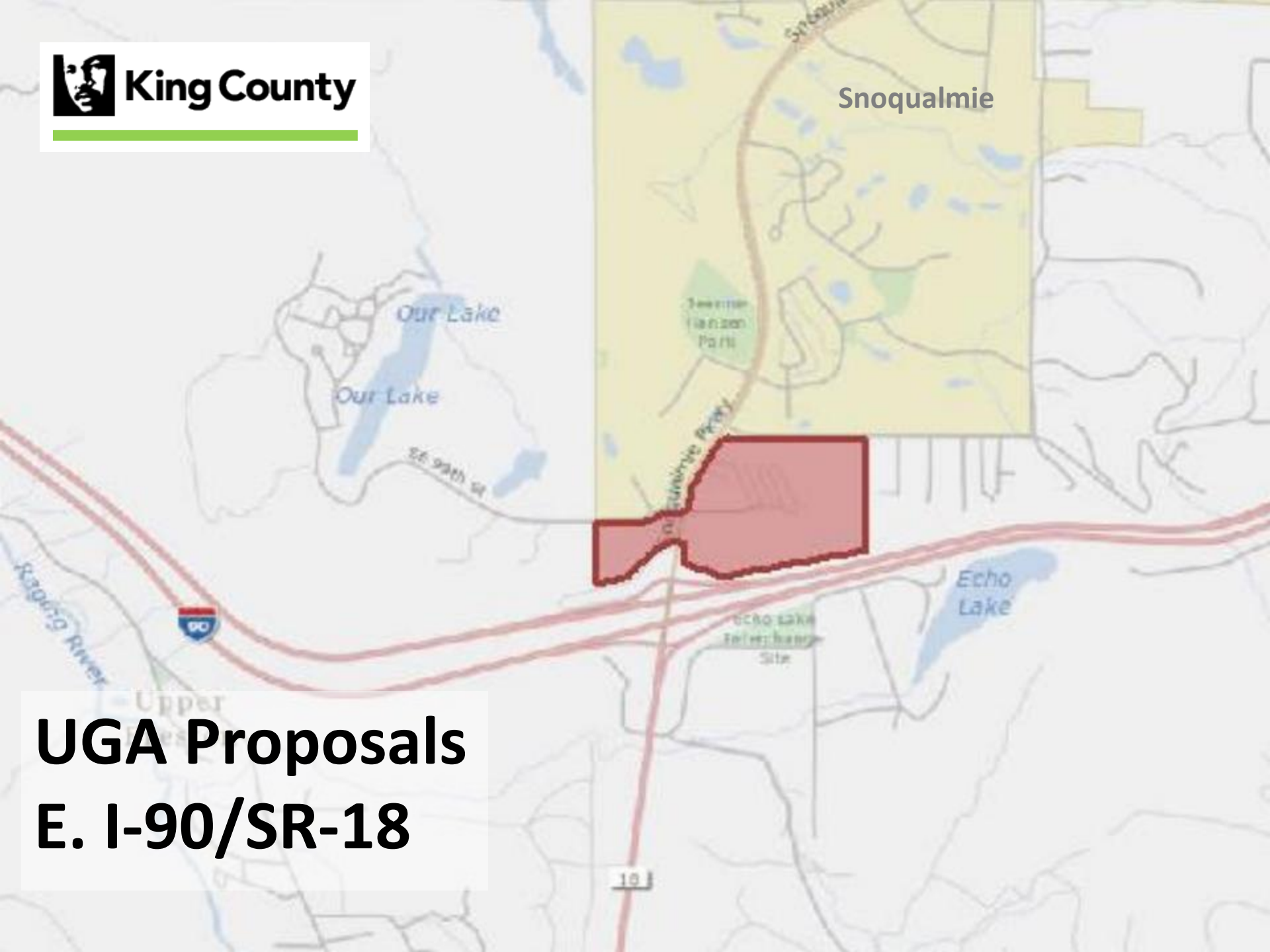
# UGA Proposals

## D. North Bend





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Snoqualmie

Our Lake

Our Lake

SE 94th St

Snoqualmie National Forest

Snoqualmie River

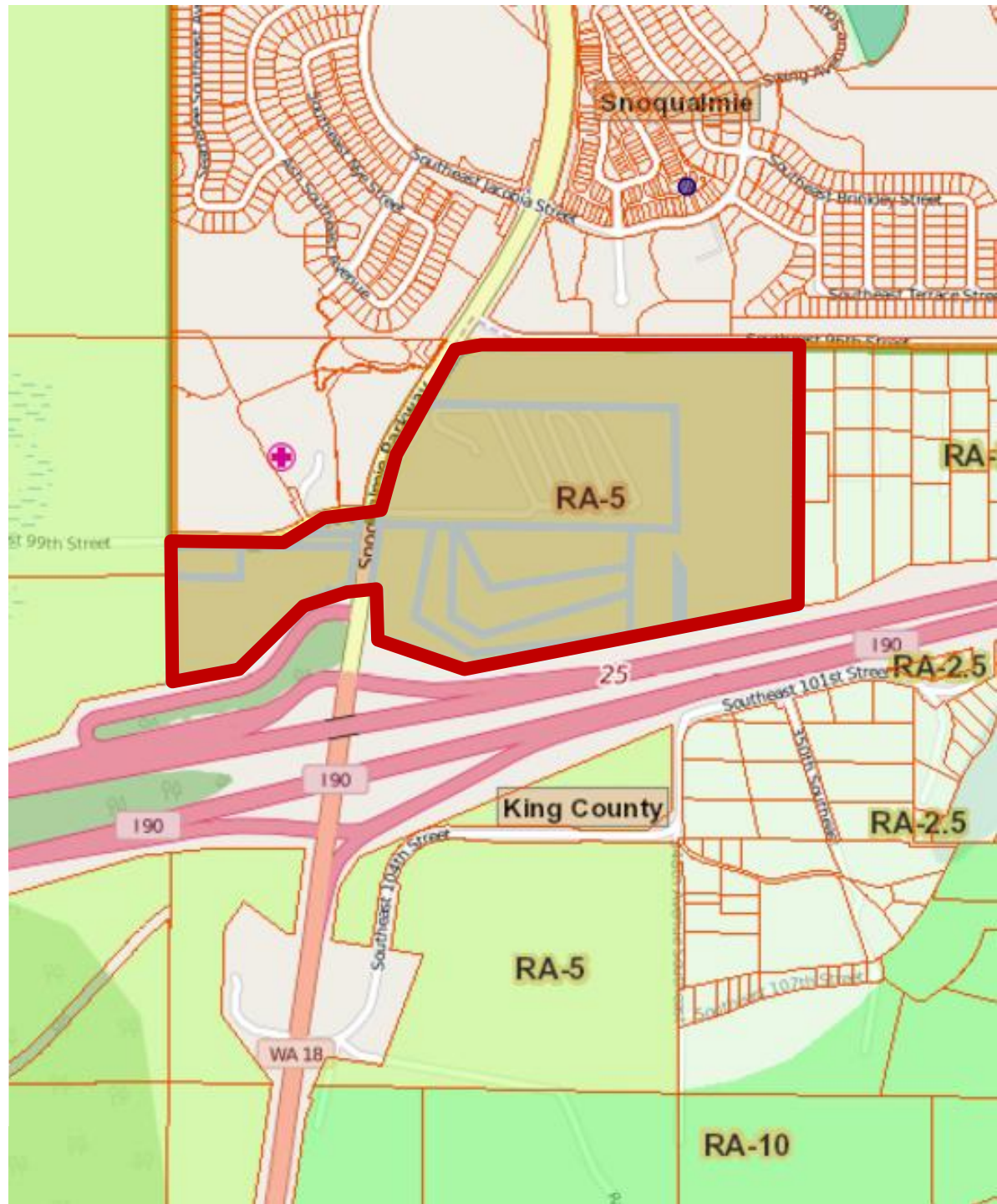
Echo Lake

Echo Lake Forest Reserve Site

**UGA Proposals  
E. I-90/SR-18**

10

# UGA Proposals E. I-90/SR-18





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# Workplan Items

- Subarea Planning Program (*discussed later*)
- Develop Comprehensive Plan Metrics
  - Four year cycle, linked to Scope of Work for major updates
  - May include measures linked to CPPs (Benchmarks)
- GMPC Review of Annexation Agreement Map and Annexation-Related CPPs
  - First “planning level review” in a number of years
  - Multi-jurisdictional two-year process
  - Are areas properly affiliated, possible redesignations
  - Identify needed policy changes and financial resources

- Review Four to One Program
  - Stakeholder process
  - Scenario analysis, review ratio
- TDR Amenity Pilot Study in East Renton Plateau
  - Types of mitigation, fungible funding
  - Involve community and affiliated city



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# **Policy Changes**

**-Summarized at high level**

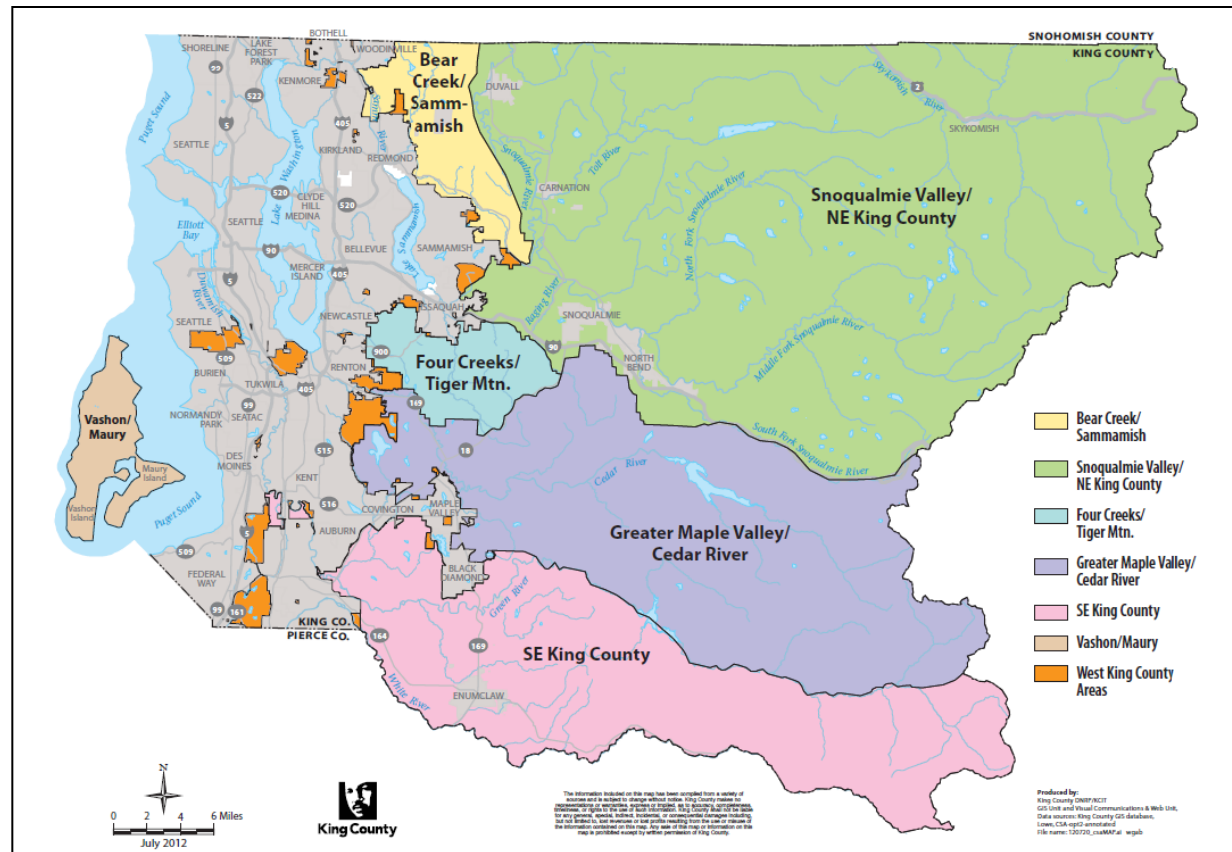
**-Focus on changes important to cities**

## Policy Changes: Land Use

- Require a subarea study to use TDRs in a formal urban plats (>9 units) in PAAs (*links it to the Comp Plan*)
- Provides TDR amenity funding in PAAs
- Incentives for annexation of PAAs
  - joint planning, potential use of city standards / regulations, coordination on TDRs and incentives
  - promotes higher-quality development
  - Calls for establishment of local improvement districts in urban areas
- Avoiding placement of urban-serving facilities in rural area (*internal consistency*)

# Policy Changes: Subarea Planning

- First subarea plans since '80s
- Uses Community Service Area geography
- PAAs every 4 years, the rest every 8
- Involves regular planning work with cities in each CSA



## **Policy Changes: Environmental**

- Enhanced landslide mapping and notification
- Local food initiative goals
- Removal of mining site conversion demonstration project from annual cycle
- Strategic Climate Action Plan and King County-Cities Climate Collaboration goals, support for market-based price on carbon

# Next Steps



- Council reviewing Plan, jurisdictions can comment
- GMPC action in July on any proposed UGA changes
- Scheduled for adoption is mid-September 2016

## **For More Information**

**<http://kingcounty.gov/council/issues/2016compplan/>**

## **Contacts**

### **COUNTY EXECUTIVE OFFICE**

**Ivan Miller**

**Performance, Strategy & Budget**

**206.263.8297**

**[Ivan.miller@kingcounty.gov](mailto:Ivan.miller@kingcounty.gov)**

### **COUNTY COUNCIL OFFICE**

**Christine Jensen**

**King County Council**

**206.477.5702**

**[christine.jensen@kingcounty.gov](mailto:christine.jensen@kingcounty.gov)**

# **Additional Detail: Selected topics**

# Illustrative UGA Notch Analysis

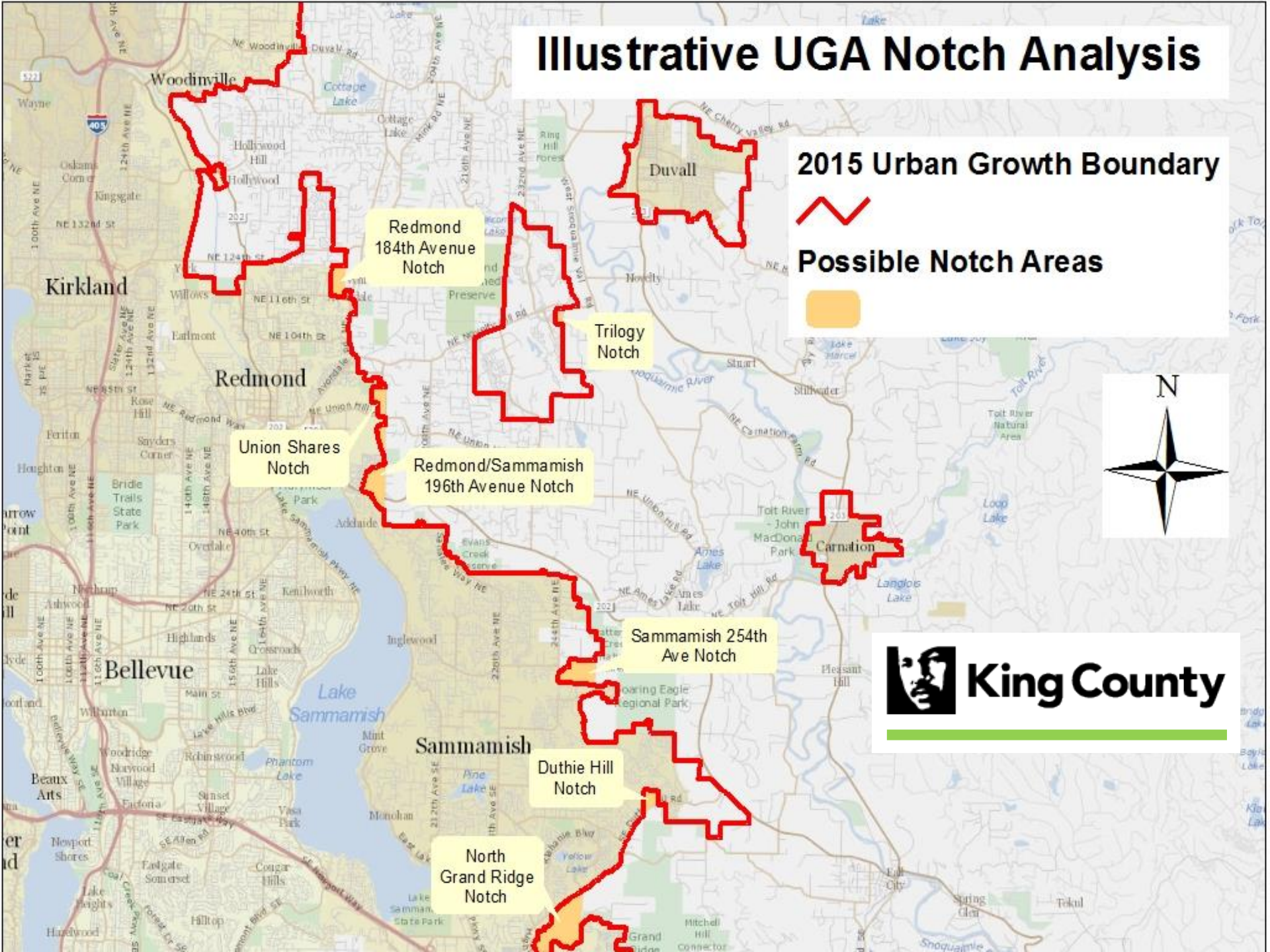
2015 Urban Growth Boundary

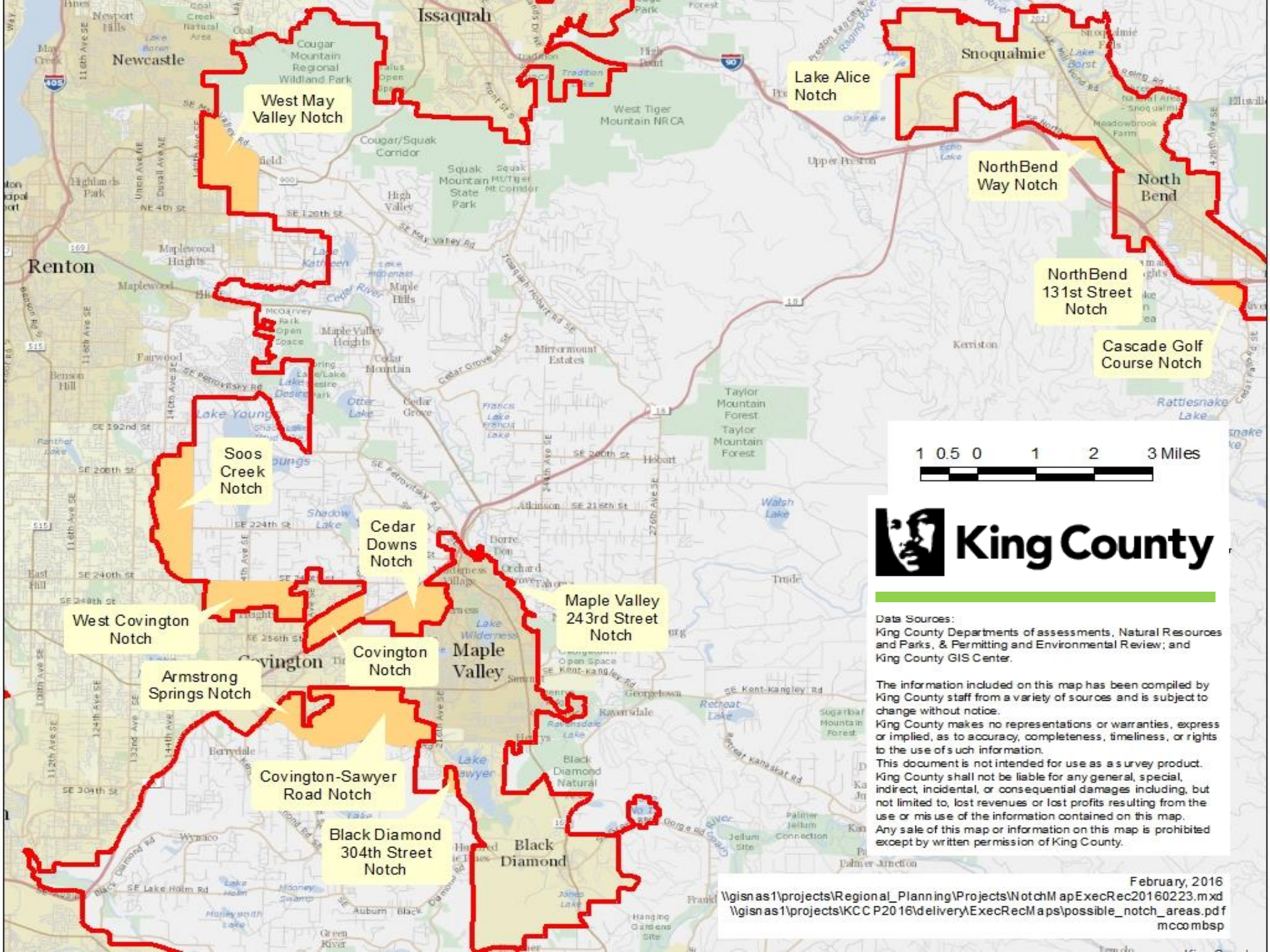


Possible Notch Areas



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# King County

**Data Sources:**  
King County Departments of assessments, Natural Resources and Parks, & Permitting and Environmental Review; and King County GIS Center.

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February, 2016

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