



King County

2012 King County Comprehensive Plan Update Sammamish UGA Council Area Zoning Study

I. SUMMARY

This area zoning study was carried out to determine if the Duthie Hill Road study area should be included within the Urban Growth Area (UGA) for the City of Sammamish.

II. PRIOR AREA ZONING STUDY FOR 2008 KCCP UPDATE

The Duthie Hill Road was one of three areas studied in 2008 for possible inclusion into the Urban Growth Area UGA for the City of Sammamish. Adjustments to the UGA were approved in two areas (Mystic Lake and Camden Park).

During the Council review of an amendment to move the UGA for Duthie Hill Road as requested by Sammamish, a notable split of opinion surfaced amongst residents within the study area. Ultimately, the amendment failed with a four-to-four vote.

III. DESCRIPTION OF STUDY AREA AND VICINITY

A. Location of Study Area

The Duthie Hill Road study area is a 'notch' of 20 properties totaling approximately 47 acres. The properties are located north of SE Duthie Hill Road (which forms the southern boundary of the study area) and are surrounded on the three sides by the City of Sammamish.

B. Characteristics of Study Area

1. Access

The properties within the study area are currently accessible by three privately-owned, dead end roads extending northward from SE Duthie Hill Road. However, as part of the adjacent Trossachs and High Country residential developments, two stub roads were constructed up to the northwest and northeast portions of the study area for an anticipated extension of SE 25th Street. Such an extension of that roadway would mostly affect the northern three parcels of the study area (1224069036, 1224069052 and

1224069053).

As to SE Duthie Hill Road, this roadway is designated a major arterial and is constructed with two travel lanes. Except for a segment of approximately 1500 linear feet directly abutting the study area, the roadway is within the City of Sammamish. The portions within the City are maintained by the City. It has been stated to Council staff that the City also provides snow removal service for this county segment of the roadway.

2. Current Development

The 20 properties within the study area are all currently developed with single family homes, with the exception of parcel 1224069076. This property is under the same ownership (Patterson) of the adjacent property, on which the owner's residence is located. The residences are a varied mix of size, age and quality of construction.

The properties are currently served by private wells and on-site sewage systems. Public sewer is stubbed to the study area on the Trossachs portion of SE 25th Street. In addition, there is a forced main sewer line on SE Duthie Hill Road, that serves the portion of the Trossachs development located east and south of the study area.

3. Physical Conditions

Pond/Wetland

A pond is located on two properties (Tax Parcel Numbers 1224069075 and 1224069054) in the southwest corner of the study area. The area around the pond is mapped as a Class 2 wetland. Future development on these two parcels will be affected by critical area standards. Furthermore, depending on the width of its required buffers (which can be determined only after a review of the conditions of the land adjacent to the wetland), future development on all or portions of five additional properties could be affected.

Aquatic Area

A stream exits the southern part of the pond and flows southward (through parcel 1224069075) under SE Duthie Hill Road. A classification for this stream is not currently reflected in the county GIS database. Regardless of classification, the buffers for the stream will affect future development on parcel 1224069075. If the stream buffer is of a sufficient width, future development on the eastern portion parcel 1224069046 is also possible.

Topography

On the whole, the topography of the study area is generally level, with one area of slight to moderate slopes located north and east of the pond (on parcels 1224069002, 1224069037, 1224069053, 1224069054 and 1224069075). These slopes are not classified as critical areas and do not pose a barrier to development.

Table 1. Study Area Parcel Information			
Tax Parcel	Owner	Size (sq ft)	Site Improvements/Conditions
1224069054	Wiersum	118,483	Single family residence, Class 1 wetland on southern 1/3 rd of parcel and future development will be affected by wetland buffer
1224069075	Raefield	273,992	Single family residence, Class 1 wetland on northern 2/3 rd of parcel and future development will be affected by wetland and aquatic area buffers
1224069002	Raefield	47,004	Single family residence, future development on west half of parcel may be affected by wetland buffer
1224069037	Parker	223,898	Vacant, future development on SW corner of parcel may be affected by wetland buffer
1224069033	Strouse	40,946	Single family residence, future development on north half of parcel may be affected by wetland buffer
1224069051	Hui	51836	Single family residence, future development on parcel may be affected by wetland buffer
1224069046	Hernandez	72,309	Single family residence, future development on north and east portions of parcel may be affected by wetland and aquatic area buffers
1224069036	Sanderson	161172	Single family residence, no site constraints
1224069048	Mihaiuc	65,343	Single family residence, no site constraints
1224069038	Lewis	65,340	Single family residence, no site constraints
1224069076	Patterson	27,135	Vacant, no site constraints
1224069050	Patterson	43,560	Single family residence, no site constraints
1224069052	Kaufer	223,898	Single family residence, no site constraints
1224069053	Brenna	217,800	Single family residence, no site constraints
1224069044	Learnard	35,605	Single family residence, no site constraints
1224069035	Braeutigam	66,211	Single family residence, no site constraints
1224069057	Milton	43,560	Single family residence, no site constraints
1224069047	Johnson	130,680	Single family residence, no site constraints
1224069049	Kuhn	65,340	Single family residence, no site constraints
1224069034	Brantley	43,560	Single family residence, no site constraints

C. Characteristics of Lands Adjacent to Study Area

1. North of SE Duthie Hill Road

As noted earlier, the study area is surrounded on the three sides by the City of Sammamish incorporated area (all areas north of SE Duthie Hill Road). Development adjacent to the southwest part of the study area consists of residences on larger (horse-acre) lots averaging 35,000 square feet or more. These lots were part of the first division of the High Country development and are served with public water, but are still served by the private septic systems first installed in the early to mid-1980s. The development on the remaining adjacent land is also residential and more recent (late 1990s to mid-2000s), but on much smaller size lots (averaging about 15,000 sq. ft. @ for later divisions of High Country and 9,000 sq. ft. for the Trossachs development). These smaller lots are served by both public water and sewers.

2. South of SE Duthie Hill Road

Land Use and Zoning

The area across SE Duthie Hill Road is designated as Rural Residential and zoned RA-5, one home per five acres. This report includes information on the 17 properties that could be viewed as most directly affected by a change to land use and zoning within the study area. (See Table 2 for overview of parcel information)

Current Development

With the exception of parcels 1224069018 (LDS Church), 1224069003 (East Plateau Trail Site), 1224069015 (Duthie Hill Park), 0724079009 and 0724079112 (Seattle Schools campground and learning center) and 0724079015 (Cascade Land Conservancy open space), all of the parcels south of SE Duthie Hill Road are either developed or may be developed with single family residences. The existing residences are a varied mix of size, age and quality of construction.

Aquatic Area

The stream that exits the southern part of the pond north of SE Duthie Hill Road traverses through or affects potential future development on six parcels, as noted on Table 2. As the classification for this stream is not currently reflected in the county GIS database, the ultimate effect is unknown at this time. This stream ultimately flows eastward through an open space tract on a portion of the Trossachs development (that extends south of SE Duthie Hill Road) and down a ravine into Patterson Creek basin.

Topography

On the whole, the topography of the study area is generally level, with one area of slight to moderate slopes located just south of SE Duthie Hill Road (on parcels 1224069061, 1224069003, 1224069022 and 1224069031. These slopes are not classified as critical areas and do not pose a barrier to development. The one exception is parcel 1224069015 (Duthie Hill Park) which has a number of steep slopes, especially on its eastern margin.

Table 2. Lands South of NE Duthie Hill Road - Parcel Information			
Tax Parcel	Owner	Size (sq ft)	Site Improvements/Conditions
1224069018	LDS	296,208	Church building, no site constraints
1224069055	Pierson	87,120	Single family residence, no site constraints
1224069010	Borromeo	30,512	Single family residence, no site constraints
1224069008	Flohr	105,850	Single family residence, no site constraints
1224069062	Treat	239,580	Single family residence, no site constraints
1224069061	Harding	722,224	Single family residence, the stream that flows south out of the study area traverses the northeast portion of this parcel and depending upon the width of the required buffer, may affect future development.
1224069022	Lawrence	261,360	Single family residence, the stream that flows south out of the study area traverses the southern portion of this parcel and depending upon the width of the required buffer, may affect future development.

Table 2. Lands South of NE Duthie Hill Road - Parcel Information			
Tax Parcel	Owner	Size (sq ft)	Site Improvements/Conditions
1224069064	Ferguson	217,800	Single family residence, the stream that flows south out of the study area traverses the northern portion of this parcel and depending upon the width of the required buffer, may affect future development.
1224069090	Ciapala	219,106	Vacant, the stream that flows south out of the study area traverses the southern portion of this parcel and depending upon the width of the required buffer, may affect future development.
1224069031	Ciapala	149,411	Single family residence, no site constraints
1224069030	Moynihan	217,800	Single family residence, the stream that flows south out of the study area traverses the northern portion of this parcel and depending upon the width of the required buffer, may affect future development.
1224069003	King County	436,914	East Plateau Trail Site, is bisected by the stream that flows south out of the study area and since it is under public ownership does not represent a likely potential for future rural or residential development
1224069015	King County	5,245,930	Duthie Hill Park, contains site constraints such as steep slopes and since it is under public ownership does not represent a likely potential for future urban or rural residential development
0724079009	Seattle School District	4,323,658	Campground/Environmental Learning Center, contains site constraints such as steep slopes and aquatic areas and since it is under public ownership does not represent a likely potential for future urban or rural residential development
0724079112	Seattle School District	1,444,638	Campground/Environmental Learning Center, contains site constraints such as steep slopes and since it is under public ownership does not represent a likely potential for future urban or rural residential development
0724079015	Cascade Land Conservancy	1,182,654	Vacant and since it is under covenants for permanent open space does not represent a likely potential for future urban or rural residential development

IV. APPLICABLE KING COUNTY COMPREHENSIVE PLAN POLICIES

- U-102** The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.
- Are 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;
 - Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - Respect topographical features which form a natural edge such as rivers and ridge lines;
 - 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;
 - Are included within the Bear Creek Urban Planned Development (UPD) sites; and

- f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.

U-117 King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

V. ANALYSIS AND CONCLUSIONS

- A. The Duthie Hill study area should be included within the Sammamish UGA for the following reasons:

Consistency with policy U-102 - The inclusion of study area within the UGA complies with policy U-102 in that:

- The study area is surrounded on three sides by higher density development within the city of Sammamish. When that development occurred, the further development of the study area was anticipated, as evidenced by the configuration and existence of stub roadways and sewer and water utilities up to the study area. Urban services to the study area can be efficiently and cost effectively provided within the next 20 years.
- The existing development within the study area consists of a number of residences on a lots ranging in size from less than ½ acre up to 6.2 acres. The overall density of the study area is 2.3 acres. The GMA minimum threshold for density in the Rural Area is five acres.
- The environmental constraints found in the study area are not unique to the Rural Area. In fact, there are a number of environmentally sensitive lands located within the City of Sammamish, as well as, other cities and other unincorporated urban lands.
- The use of Duthie Hill Road as the southern boundary of the UGA, does not require extension of the UGA beyond natural boundaries, such as watersheds, rivers or ridgelines which impede provision of urban services.

Governance and Service Delivery - Duthie Hill Road and Issaquah-Fall City Road are part of the same road corridor that extends for 5.3 miles from Lake Sammamish to the Redmond-Fall City Road (SR 202). Except for the approximately 1,500 foot portion marking the south boundary of the study area, the entire road corridor is within the UGA. The City of Sammamish maintains Duthie Hill Road on either side of the study area. Furthermore, Sammamish provides snow removal along the entire stretch because of the inability of

either county or City of Issaquah snow removal crews to easily access the road corridor during snow events..

- B. Given the lack of urban level services and the predominantly public ownership of lands to the south of Duthie Hill Road, the inclusion of the study area within the UGA will not create a great precedent for its further extension to the south of Duthie Hill Road.
- C. In light of the split of opinions that surfaced during consideration of the UGA in 2008, restrictions (based on policy U-117) should be put into place that will effectively maintain the status quo as to what type of development that would be allowed to occur until such time that study area residents move to annex into the city of Sammamish.

VI. RECOMMENDED REVISIONS

Move the UGB to include the above referenced propertied in the UGA and amend the PAA Map for the City of Sammamish to include the listed properties.



Sammamish Urban Growth Area Study – Duthie Hill



King County
Department of Development and
Environmental Services

Land Use Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or utility for the use of such information. The document is not intended for use as a survey product. 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 use of the map or information on the map is prohibited except by written permission of King County.



Incorporated Areas



Urban Growth Boundary

OS King County Owned Open Space/Recreation

rr Rural residential

ul Urban Residential, Low 1du/acre



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