

**KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM**

**AGENDA TITLE:** Introductory Briefing on Proposed UGA Map Amendments Related to the King County Comprehensive Plan Update

**PRESENTED BY:** Ivan Miller, King County Office of Performance, Strategy and Budget, Comprehensive Plan Manager

**EXECUTIVE SUMMARY**

The Growth Management Planning Council will be briefed on proposed amendments to the Urban Growth Area boundary in anticipation of an action at its April 22, 2020 meeting.

The Growth Management Planning Council has a defined role in the Countywide Planning Policies (see below) to review and make recommendations to King County regarding any amendments the County proposes to the Urban Growth Area boundary. Following the recommendation, King County retains discretion to amend the Urban Growth Area boundary. If approved by the County Council, Urban Growth Area boundary amendments then need be ratified as an amendment to maps in the Countywide Planning Policies.

The *Executive Recommended 2020 Comprehensive Plan* includes three amendments to the Urban Growth Area boundary, as shown on the subsequent pages. Amendments are proximate or adjacent to the cities of Woodinville, Maple Valley, and Issaquah. Action in April will be based on the Council Council's Striking Amendment, which may include revisions to the materials discussed in this memorandum.

**APPLICABLE COUNTYWIDE PLANNING POLICIES**

The Countywide Planning Policies include a suite of policies that address different facets of the Urban Growth Area boundary, and include policies calling for an efficient use of land, support for concentrating growth and housing, support for focusing growth

into urban centers within the Urban Growth Area, and discussion of the attendant benefits on greenhouse gases and public health, and more. At issue for the February and April meetings are the policies that guide the review of proposed amendments to the Urban Growth Area map, as noted below:

### **Amendments to the Urban Growth Area**

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to expand the Urban Growth Area.

**DP-14** Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review, and based on the criteria established in policies DP-15 and DP-16, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

**DP-15** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;

- 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
- 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

**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.

## **URBAN GROWTH AREA AMENDMENTS**

### **1. Area Adjacent to City of Woodinville**

The Urban Growth Area is being expanded in this area to include the right of way for the roundabout on NE 171<sup>st</sup> Street. This roundabout was built prior to expansion of the urban growth area, and the County is working with the City to address this. The size of this expansion is less than one acre. The parcels are shown on the map below.

Similar to road right-of-way adjustments considered by the Growth Management Planning Council in past updates, there will be no land use designation or zoning classification, and this amendment is being made to facilitate the proper provision of services in, or adjacent to, a city. This is consistent with King County Code 20.18.030.B. which allows for these types of technical amendments.

# Woodinville Roundabout Mitigation

## Urban Growth Area Map Amendment

-  Study Area
-  Existing Urban Growth Area Boundary
-  Proposed Urban Growth Area Boundary
-  Parks and Open Space
-  Parcels
-  Incorporated Area
-  Waterbodies

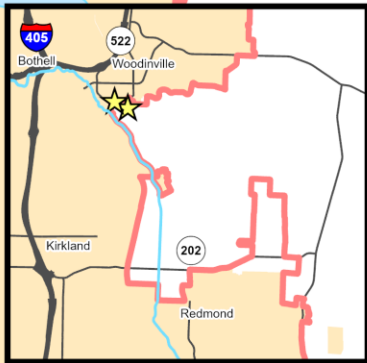
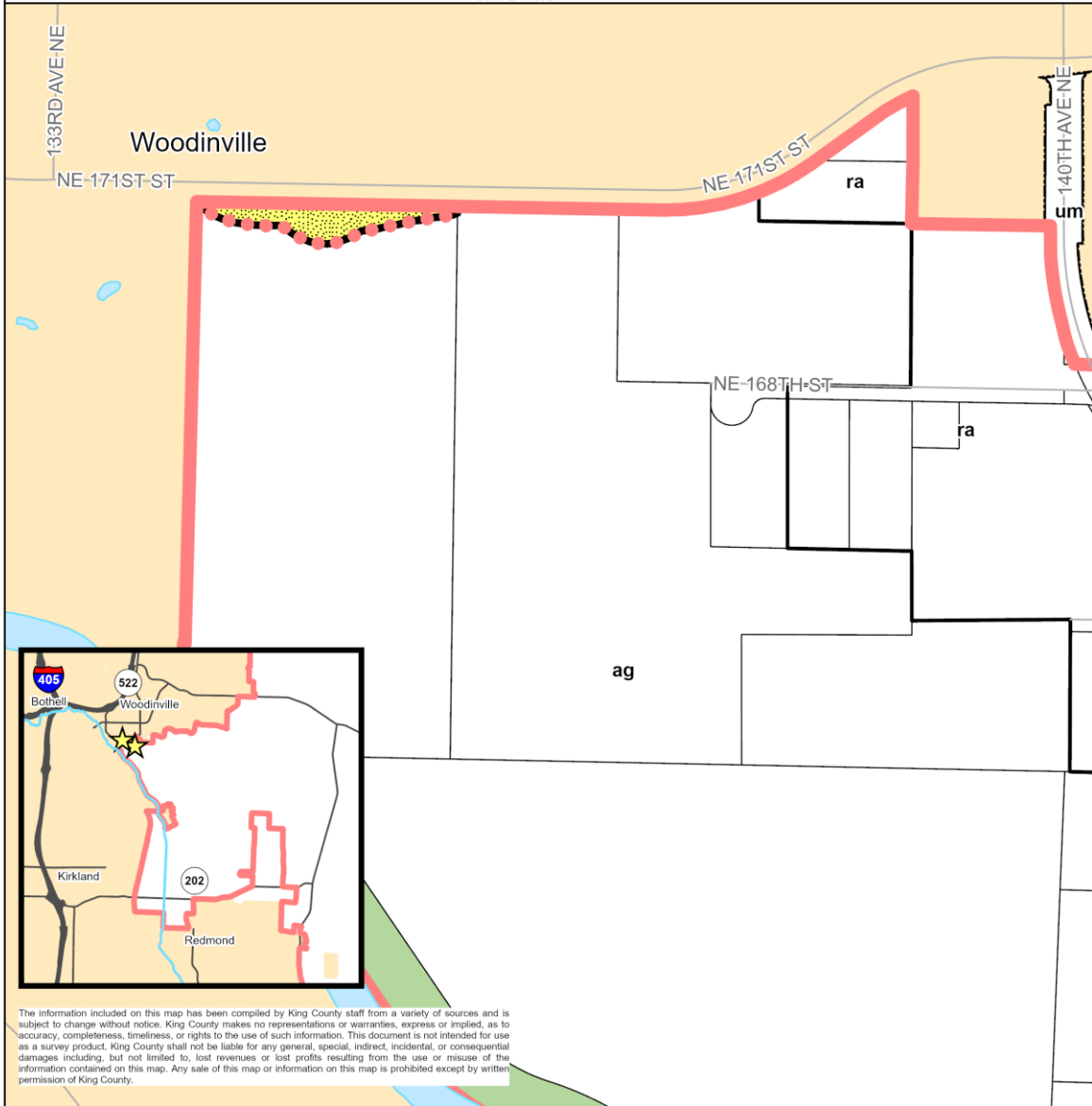
ra Rural Area  
ag Agriculture



0 300 Feet



Date: 2/19/2020



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Project: WO\_Roundabout P. McCombs

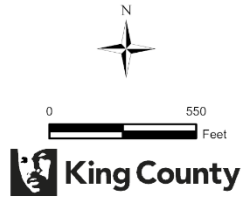
## 2. Area Adjacent to City of Maple Valley

The Urban Growth Area is being expanded in a subdivision within the City to include five utility tract parcels, including a parcel with a water tank that is split by the Urban Growth Area boundary. This amendment is the result of annexation-related discussions the County is having with all jurisdictions with Potential Annexation Areas. The size of this expansion is approximately three acres. The parcels are shown on the map below.

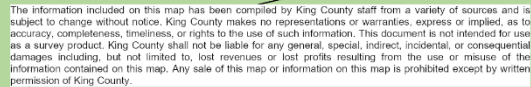
Similar to road right-of-way adjustments considered by the Growth Management Planning Council in past updates, this change is made to facilitate the proper provision of services in, or adjacent to, a city. This is consistent with King County Code 20.18.030.B, which allows for these types of technical amendments.

The City owns the parcels with the stormwater detention ponds and the utility district parcels are solely used to serve the subdivision. Both utility districts were contacted during the Comprehensive Plan update process and both responded that they do not have any concerns with the proposal. During this process, the City agreed to annex the parcels after King County makes the amendment and it is ratified. Until such time, the land use designation on the parcels will be Open Space ("OP") and the zoning classification will be Urban Reserve ("UR").

## Urban Growth Area Map Amendment



Kent



Project: Maple\_Woods P. McCombs

### 3. Area Adjacent to City of Issaquah

The urban growth area is being contracted in this area to remove three parcels that had an outdated land use designation. The designation of Urban Planned Development is effectively moot because the potential for this type of development no longer exists due to parcel configurations and sizes in the area. This is consistent with Countywide Planning Policy DP-18, which allows for these types of contractions.

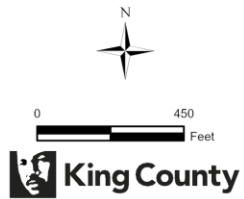
Densities on two of the parcels are retained at one unit per five acres, and the third parcel has less density and this is supported by the property owner. This amendment is consistent with, and continues work started, in the 2016 Comprehensive Plan to change a set of parcels in this area from urban to rural due to extensive development constraints and the expressed interests of the adjacent cities related to annexation.



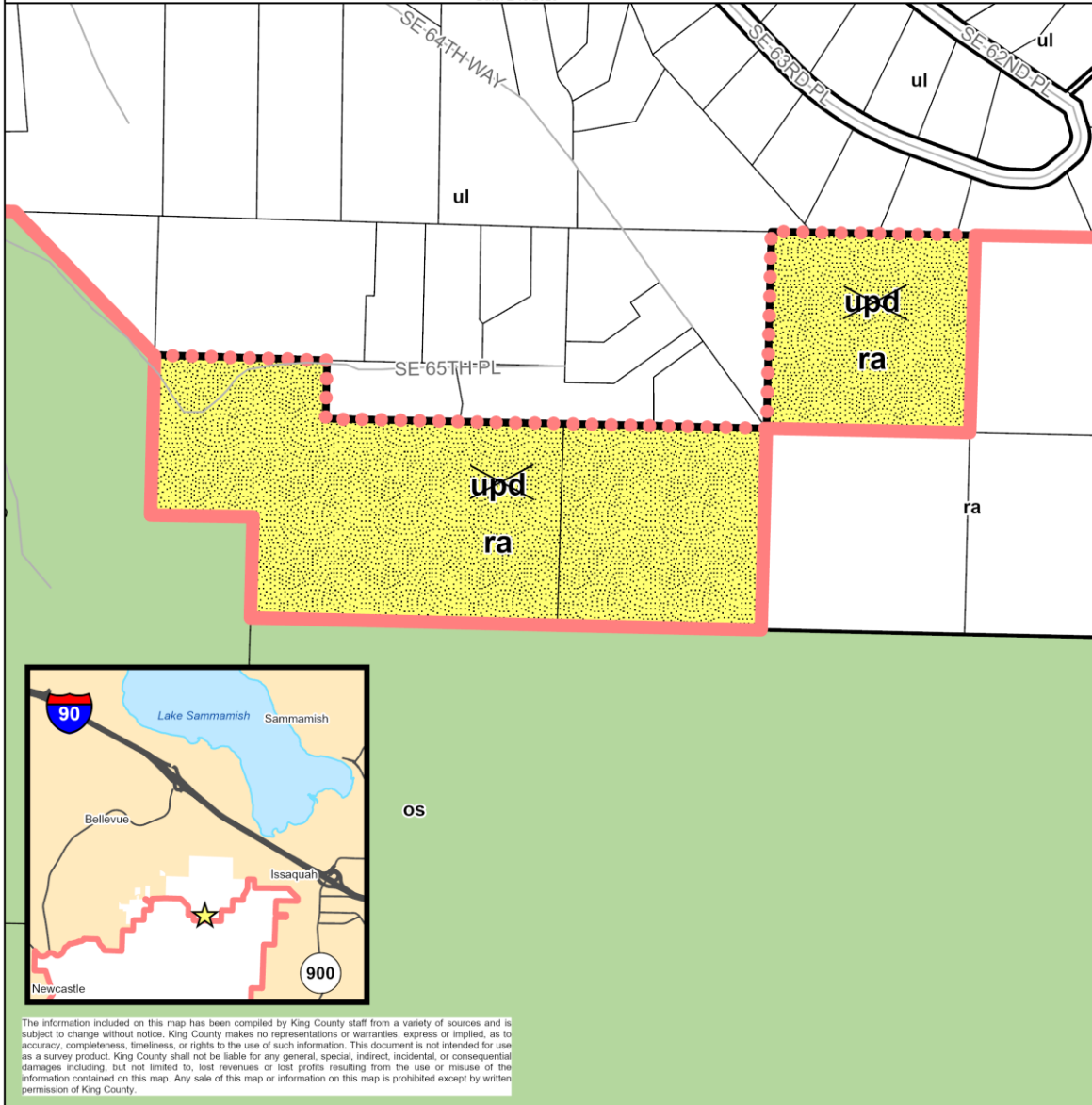
# East Cougar Mountain Potential Annexation Area

## Urban Growth Area Map Amendment

- |   |  |   |
|---|--|---|
|  Study Area                          |  Parks and Open Space | <b>ra</b> Rural Area                    |
|  Existing Urban Growth Area Boundary |  Incorporated Area    | <b>os</b> King County Open Space System |
|  Proposed Urban Growth Area Boundary |  Parcels              | <b>upd</b> Urban Planned Development    |
|   |  Waterbodies          |   |



Date: 2/19/2020



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Project: Cougar\_Mountain P. McCombs

## **NEXT STEPS**

The County Council is currently anticipated to pass a "striker" version of the Comprehensive Plan out of its Mobility and Environment Committee on March 25, 2020. All Urban Growth Area boundary amendments included in the striker of the 2020 Plan Update will be brought to the Growth Management Planning Council for review and recommendation at its April 22 meeting.

The action of the Growth Management Planning Council informs the deliberations of the full County Council, and their ultimate adoption of the Comprehensive Plan, which is currently scheduled for adoption before the end of June 2020.

## **FOR MORE INFORMATION**

If members and/or their staff are interested in additional detail, please contact Ivan Miller, Comprehensive Planning Manager, at [ivan.miller@kingcounty.gov](mailto:ivan.miller@kingcounty.gov) or 206-263-8297.