

GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, May 25, 2016
Puget Sound Regional Council Boardroom
Seattle, WA

MEETING SUMMARY

Approved unanimously by the GMPC on September 28, 2016

Members present:

King County Executive Dow Constantine, Chair
Councilmember Rod Dembowski, King County
Councilmember Kathy Lambert, King County

Councilmember Rob Johnson, Seattle

Representing Sound Cities Association (SCA):

Deputy Mayor, Debbie Bertlin, Mercer Island
Councilmember Claude DaCorsi, Auburn
Mayor Leanne Guier, Pacific
Councilmember Marts, Issaquah
Councilmember Odell, Sammamish
Council President Ed Prince, Renton
Councilmember John Stilin, Redmond
Councilmember Stowe, Beaux Arts Village
Councilmember Nancy Tosta, Burien

Representing School Districts:

Forrest Miller, Lake Washington School District

Executive Constantine convened the meeting at 4:06 pm. GMPC members introduced themselves.

Staff affirmed that a quorum was present.

Agenda Item II – approval of the minutes from March 30, 2016. The minutes were approved unanimously.

Agenda Item III – Public Comment.

1. Robert Braeutigan, resident, Duthie Hill Notch
Mr. Braeutigan reiterated his support, on behalf of a number of his neighbors and himself, for keeping the Duthie Hill notch area as rural and not redesignated to urban through either a Four to One proposal or straight UGA change, which would allow eventual annexation to the City of Sammamish.
2. Jeffery Thomas, Planning Director, City of Sammamish
Mr. Thomas, expressed the City of Sammamish's support for redesignating the Duthie Hill notch area from rural to urban so that the City of Sammamish could annex the area. In July, 2015, the City of Sammamish submitted a proposal to the Growth Management Planning Council to amend Policy DP-16 to add an provision to allow the Duthie Hill Notch and other similar notches to come into the Urban Growth Area.
3. Bob Sterbank, City Attorney, City of Snoqualmie
Mr. Sterbank reiterated the City of Snoqualmie's support for expanding the Urban Growth Area

to the area between the city limits and the interchange of I-90 and SR 18 so that City of Snoqualmie could annex the land. The City has asked for the change for some time.

4. Jay Rodne, Representative, Hospital District #4

Mr. Rodne asked that the property between the city limits of Snoqualmie and the interchange of I-90 and SR 18 come into the Urban Growth Area so that the City of Snoqualmie could annex the area. The Hospital District #4 is a property owner within this area.

Agenda Item IV – Introductory Briefing on Recommended and Potential Urban Growth Area Map Amendments Related to the 2016 King County Comprehensive Plan Update.

Ivan Miller, Comprehensive Plan Manager, King County, briefed the GMPC on the full set of potential changes to the Urban Growth Area under consideration by the King County Council. The GMPC, as the countywide body addressing land use, makes recommendations to the King County Council on any potential changes to the Urban Growth Area. This includes technical changes such as right-of-way adjustments, and substantive changes as well.

If any of these potential changes to the Urban Growth Area are included in the County Council Committee’s recommendation in the fall, then these will come back to the GMPC for a vote prior to action by the full County Council. The UGA amendments included the following:

1. Recommended by the Executive:
 - a. Three technical amendments to the Urban Growth Area - road right-of-way adjustments to facilitate the proper provision of services in, or adjacent to, city potential annexation areas.
 - b. East Cougar Mountain – contract the Urban Growth Area to remove parcels from Issaquah’s Potential Annexation Area.
2. Not Recommended by the Executive but Included in Adopted Scope of Work Motion for Consideration:
 - a. Duthie Hill Notch – expand the Urban Growth Area adjacent to the City of Sammamish at its southern boundary along Duthie Hill Road.
 - b. I-90 and SR-18 Interchange – expand the Urban Growth Area adjacent to the City of Snoqualmie.
3. Four to One Concepts, Eligible for Future Project Submittal:
 - a. Carnation – expand the Urban Growth Area to the northeast of the City of Carnation.
 - b. North Bend Golf Course – expand the Urban Growth Area adjacent to the City of North Bend on the south side of I-90.

Discussion:

Councilmember Lambert stated that Buildable Lands shouldn’t be calculated countywide; this would allow each city’s request to be looked at independently. Councilmember Dembowski clarified that the Council’s Scoping Motion requested that the Executive look into the Four to One Program to make it even more effective to complete the vision, and the Executive did not include any changes.

Councilmember Odell asked about “orphan” road segments – those between urban segments - such as Sahalee Way and SR 202 and whether the County was willing to work with cities to transfer any of these roads to cities.

Councilmember Lambert commented that the Four to One program proposals affect properties within her district and asked that open space be counted based on the conservation value of the open space so that more valuable open space is counted higher than lower quality open space.

Councilmember Marts explained that the E. Cougar PAA portion to be removed from the Urban Growth Area does not have road access and should be protected in perpetuity. Councilmember Dembowski stated that the proposal to remove a portion of the properties from the UGA but keep the other portion in, as proposed by the Executive, makes sense.

Councilmember Odell would like “portability” of open space to be considered, such as not requiring open space contiguous to the new urban portion, when evaluating Four to One proposals. Councilmember Lambert would like the Carnation Four to One to consider allowing the housing to be placed on the flat portion of the site where the homeowners could look at the agricultural lands. Councilmember Lambert further noted that the City of Carnation really needs some special attention and the County should help them walk through the process of the Four to One.

Councilmember Lambert then addressed the North Bend proposal stating that residential development really does make sense.

Regarding the Snoqualmie Interchange UGA proposal, Councilmember Lambert reiterated that this is an ideal location for additional commercial development. Councilmember Dembowski asked for additional information on the Snoqualmie Interchange area regarding the Washington State Transportation Package's freeway interchange project and how it would affect the adjacent parcels. State Representative Jay Rodne (5th District) described the flyover project proposed for the area.

Councilmember Odell would like to encourage the GMPC to consider modifications to the GMA while maintaining the spirit and intent of the GMA to recognize changes that have occurred in the ensuing 25 years. He also asked for consideration of lower density urban in the Four to One such as R1 zoning instead of R4 zoning when environmental issues exist.

Executive Constantine adjourned the meeting at 5:40 pm.