**Council Meeting Date: June 6, 2012** **Agenda Item: VII**

# GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

**KING COUNTY, WASHINGTON**

**AGENDA TITLE:** Amending the PAA Map, adding land on the west side of 216th Ave. SE, both north and south of Covington – Sawyer Rd., to the City of Black Diamond’s PAA. The area includes Kentlake High School.

**PRESENTED BY:** Steve Pilcher, City of Black Diamond

**SUMMARY**

The City of Black Diamond is proposing an amendment to the Potential Annexation Area (PAA) Map that would add a mostly developed area to the city’s PAA boundary. As shown on the attached map, this area lies to the west of the City of Black Diamond, on the west side of 216th Ave. SE, both north and south of Covington – Sawyer Rd. The area includes Kentlake High School, the Adler’s Cove and Kentlake Highlands residential developments and also a vacant tract of land that includes a potential development known as “The Reserve at Covington Creek. No other city has designated this area as part of a PAA. The area has one point of contiguity with the City of Kent watershed, located at the northeast corner of 216th Ave. SE and SE 288th St., but is not contiguous to any incorporated area other than Black Diamond.

The City of Black Diamond’s adopted Comprehensive Plan Future Land Use Map depicts this area as part of the City’s PAA, with land use designations of both Low Density Residential and Public (applied to Kentlake High School and adjacent ballfields.) Although the City has been approached in the past by area residents who are interested in annexation, there is no annexation proposal currently pending or anticipated.

**APPLICABLE COUNTYWIDE PLANNING POLICIES**

The current Countywide Planning Policies provide direction about the process for designating Potential Annexation Areas. The CPPs also limit a city’s annexation to only those areas shown as PAAs on the map in Appendix 2.

**LU-31** In collaboration with adjacent counties and cities and King County, and in consultation with residents, businesses, and other organizations in affected areas, each city shall designate a potential annexation area in the city’s comprehensive plan. After recommendation by the GMPC and ratification pursuant to policy FW-1, Step 9, the Interim Potential Annexation Area Map shown in Appendix 2 shall be amended to show each city's approved PAA. Potential annexation areas shall not overlap, except as allowed under policy LU-32. Within the potential annexation area, the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

**LU-32** A city may annex territory only within its designated potential annexation area as shown on Appendix 2, the Interim Potential Annexation Area Map. All cities shall phase annexations to coincide with the ability for the city to coordinate the provision of a full range of urban services to areas to be annexed.

The CPPs that have been approved by GMPC, but not yet ratified, provide similar guidance. They also include the provision that annexation should avoid unincorporated islands of development. Adding this area to Black Diamond’s PAA would help ensure this area does not remain an isolated island of unincorporated urban growth area.

**DP‐22** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Ensure that Potential Annexation Areas do not overlap or leave unincorporated urban islands between cities.

**DP‐23** Facilitate the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city’s Potential Annexation Area in order to provide urban services to those areas. Annexation is preferred over incorporation.

**DP‐24** Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.

**DP‐27** Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;

b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and

c) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

**STAFF RECOMMENDATION**

The Interjurisdictional Staff Team recommends approval of the proposed amendment to the Potential Annexation Area Map, Appendix 2 of the Countywide Planning Policies approved by the GMPC in September 2011.