



King County

2012 King County Comprehensive Plan Update Sammamish UGA Area Zoning Study

Department of Development and Environmental Services

Summary

This area zoning study was carried out to determine if three rural areas should be included within the Urban Growth Area (UGA) for the City of Sammamish. The Duthie Hill Road study area is a 'notch' of 20 properties totaling approximately 47 acres north of SE Duthie Hill Road that extends into the surrounding incorporated area.

Background

The Duthie Hill study area is a 'notch' of 20 properties totaling approximately 47 acres surrounded on three sides by the City of Sammamish incorporated area. SE Duthie Hill Road forms the southern border of the study area. Across the road are additional Rural Area properties, including the East Plateau Trail Site. The area is designated as Rural Residential and zoned RA-5, one home per five acres. This zoning has limited the development to single family residences with minimal grading and clearing. Three dead end roads provide the only access into the area. There are no access points beyond these southern entrances off SE Duthie Hill Road.

A pond is located on two properties (Tax Parcel Numbers 1224069075 and 1224069054) in the southwest corner of the study area. The pond extends into the incorporated area onto the City of Sammamish owned High Country open area and surface water detention property. A stream leads to the pond from the south. The area around the pond is mapped as a wetland. An area of Potential Wetland influence extends outward to include an additional eight properties in the study area.

Applicable King County Comprehensive Plan Policies

- RP-304** The four-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to comprehensive plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policy FW-1.
- R-103** King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.
- 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.
- a. 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;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - c. Respect topographical features which form a natural edge such as rivers and ridge lines;
 - d. 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;
 - e. 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.

Analysis

Adjustments to the UGA are allowed during the four year update of the King County Comprehensive Plan (KCCP) in compliance with policy RP-304. The Rural Area is considered permanent unless adjusted as part of the KCCP update and under the requirements of the Countywide Planning Policy. The City of Sammamish did not submit evidence of insufficient capacity for future growth within the current UGA.

The Duthie Hill Road study area is a 'notch' of Rural Area adjacent on three sides by the City of Sammamish. All of the land to the south is Rural. The development that has occurred is rural in character at a low residential density. A pond and a surrounding larger wetland take up roughly one-quarter of the study area. KCCP policy U-102(d) calls for land in the UGA to be free of environmental constraints.

Conclusion

King County Comprehensive Plan (KCCP) policy U-102(a) that calls for lands within the UGA to be characterized by urban development. Development within the Duthie Hill Road study area is rural residential in nature with rural services, limited access, and low density. No property owner within the

study area has submitted a docket request during the KCCP update to have the area redesignated as urban and zoned to a higher density. A redesignation to urban would require improvement in the road infrastructure and may impact the pond and mapped wetland. KCCP policy U-102(d) calls for UGA lands to be free of environmental constraints. The pond, stream, and wetland make redesignation of the study area to urban inconsistent with this policy. There are no service delivery issues created by maintaining the existing Rural Land use designation.

Executive Staff Recommendation

Make no adjustments to the King County Comprehensive Plan (KCCP) Land Use Map and zoning for the Duthie Hill Road study area.