

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: UGA Amendment – Rainier Ridge Four-to-One

PRESENTED BY: Interjurisdictional Staff Team (IJT)

Background

The King County Four-to-One Program allows limited expansions of the Urban Growth Area (UGA.) For each acre of land added to the UGA, four acres of rural land must be dedicated as permanent, dedicated open space. Proposals are initiated by the property owner and reviewed by the King County Department of Permitting and Environmental Review. Proposals are further evaluated by the King County Hearing Examiner.

This proposal, known as the Rainier Ridge Four-to-One would add fourteen acres to the UGA adjacent to the City of Maple Valley in exchange for 56 acres dedicated as permanent open space adjacent to the Black Diamond Natural Area, which is owned by King County. The City of Maple Valley has stated its intent in writing to annex the newly created urban area if the Four-to-One proposal is approved. The intent is to have Maple Valley annex the urban portion prior to development so that the development will occur within the city in accordance with city standards and regulations.

Analysis:

The proposal is consistent with the provisions of the Four-to-One program. The applicant has agreed to all conditions and the City of Maple Valley has agreed to add the urban portion to their PAA for eventual annexation.

In a 2013 report by the King County Hearings Examiner regarding the Rainier Ridge Four to One proposal, the Hearing Examiner denied the proposal based on the inability of the proposal to meet the capacity requirement of DP-17a. The intent of the Countywide Planning Policies is to allow land to be added to the UGA by one of three means specified in DP-16. The ability to add land enrolled in the Four to One Program or land serving as a park was meant to serve as exceptions to the capacity requirement. Therefore, DP-17a sets up a situation by which even the proposals under the Four to One Program would have to meet the capacity requirement. The

proposed amendment to DP-17, under consideration by the GMPC on May 21, 2014, will clarify this particular situation.

This Rainier Ridge Four-to-One proposal was approved by the King County Council's Transportation, Economy, and Environment Committee on April 1, 2014 and will be considered by the King County Council for final action on May 19, 2014.

Staff Recommendation:

Approve Motion 14-3 to (1) amend the Land Use Map to add the urban portion of the Rainier Ridge Four-to-One proposal to Urban Growth Area, and (2) amend the Potential Annexation Areas Map to add the urban portion to the PAA for the City of Maple Valley.

Next Steps:

Consider action on Motion 14-3 to amend the UGA to add fourteen acres to the UGA and designate as the PAA for the City of Maple Valley.

Attachments:

1. Motion 14-3 amending the Land Use Map and the PAA Map
2. Map depicting the UGA expansion
3. Map depicting the addition of the UGA expansion area to the Maple Valley PAA
4. Vicinity map of the Rainier Ridge Four-to-One proposal

5/21/14

Sponsored By: Executive Committee

GMPC MOTION NO. 14-3

A MOTION to amend the Urban Growth Area map in the 2012 King County Countywide Planning Policies to add the urban portion of the area known as the Rainier Ridge Four-to-One to the Urban Growth Area and to amend the Potential Annexation Areas map to add the same area to the Maple Valley PAA.

WHEREAS, The King County Four-to-One Program allows limited expansions of the Urban Growth Area (UGA.) For each acre of land added to the UGA, four acres of rural land must be dedicated as permanent, dedicated open space; and

WHEREAS, the Rainier Ridge Four-to-One would add fourteen acres to the UGA adjacent to the City of Maple Valley in exchange for 56 acres dedicated as permanent open space; and

WHEREAS, This Rainier Ridge Four-to-One proposal was approved by the King County Council's Transportation, Economy, and Environment Committee on April 1, 2014 and will be considered by the King County Council for final action on May 19, 2014.

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends that the Urban Growth Area map in the 2012 King County Countywide Planning Policies be amended to add the urban portion of the area known as the Rainier Ridge Four-to-One to the Urban Growth Area and to amend the Potential Annexation Areas map to add the same area to the Maple Valley PAA.

Dow Constantine, Chair, Growth Management Planning Council

Attachments: (1) Map depicting the UGA expansion for urban portion of the Rainier Ridge Four-to-One; (2) map depicting the addition of the UGA expansion area to the Maple Valley PAA; and (3) vicinity map of the Rainier Ridge Four-to-One proposal



King County

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 representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This 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 sale of this map or information on this map is prohibited except by written permission of King County.

Date: May 6, 2014

\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_lubw.mxd
\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_lubw.pdf
MCCOMBSP

rx Rural Cities Urban Growth Area

ra Rural Area

um Urban Res., Medium (4-12du/acre)



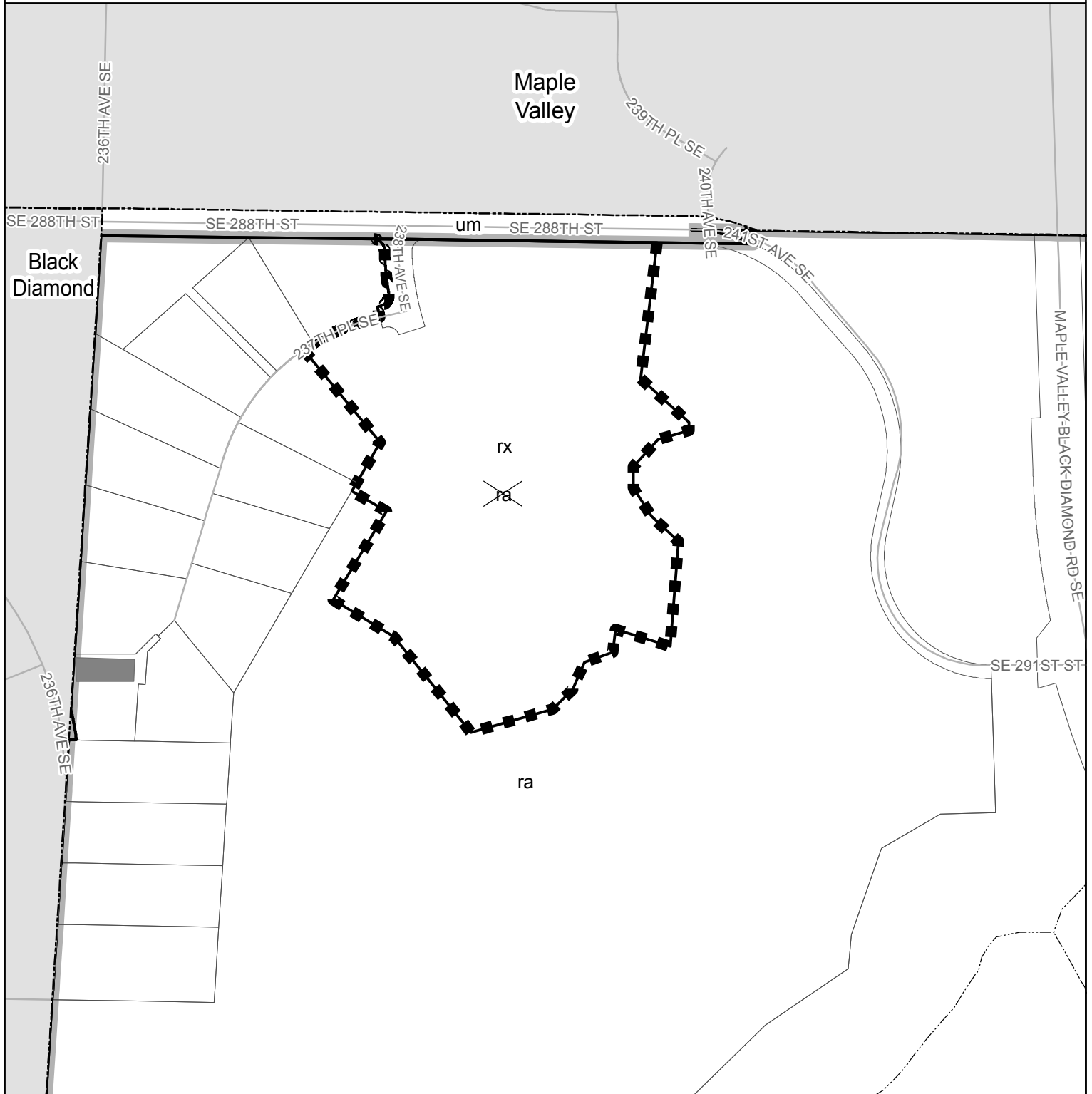
Incorporated Areas



Urban Growth Boundary



Proposed Urban
Growth Boundary



Rainier Ridge UGA Expansion and Redesignation Map



King County

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 representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This 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 sale of this map or information on this map is prohibited except by written permission of King County.

Date: May 6, 2014

\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_paabw.mxd
\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_paabw.pdf
MCCOMBSP



Recommended PAA



Incorporated Areas



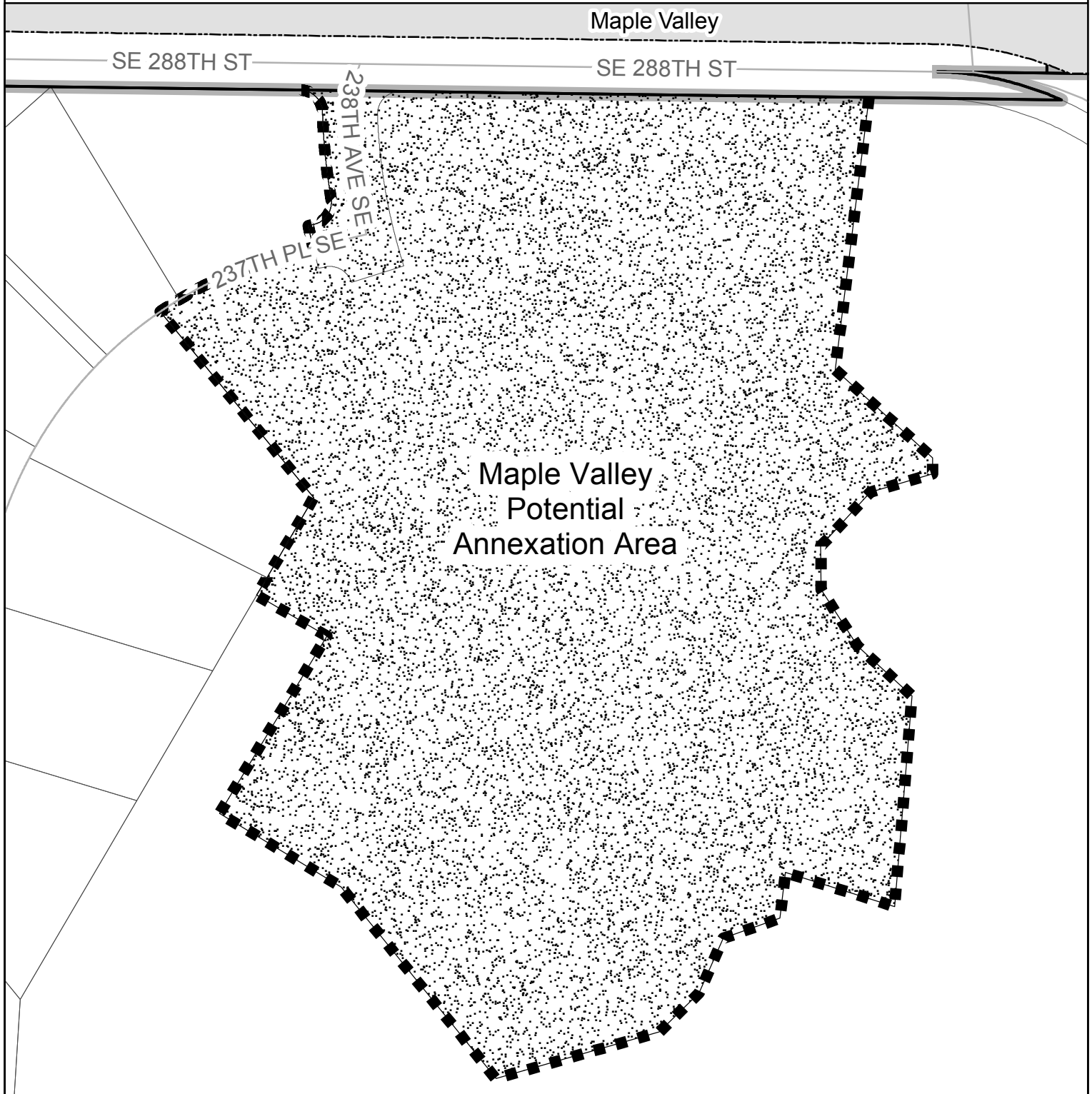
Urban Growth Boundary



Proposed Urban
Growth Boundary



0 75 150
Feet



Rainier Ridge UGA Expansion and Redesignation Map



King County

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 representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This 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 sale of this map or information on this map is prohibited except by written permission of King County.

Date: May 7, 2014

\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_locator.mxd
\\gisnas1\Projects\ddes\2014_CompPlan\projects\RainierRidge_gmpc_locator.pdf
MCCOMBSP



Recommended PAA



Urban Growth Boundary



Incorporated Areas



Existing Potential Annexation Area

