

09/18/2024

Sponsored By: Executive Committee

**GMPC MOTION 24-1**

A MOTION to amend the Urban Growth Area boundary adjacent to the City of Maple Valley and update the maps in the King County Countywide Planning Policies.

WHEREAS, the Washington State Growth Management Act, Revised Code of Washington (RCW) 36.70A.110, requires counties to designate an urban growth area within which urban growth shall be encouraged and outside of which growth can occur if it is not urban in nature; and

WHEREAS, King County Countywide Planning Policy Framework 1 (FW-1) recognizes that King County may initiate amendments to the Urban Growth Area; and

WHEREAS, King County Countywide Planning Policy Development Patterns 16 (DP-16) allows amendments to the urban growth area if the proposed amendment is under review by the County as part of an amendment process of the King County Comprehensive Plan and King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation; and

WHEREAS, on June 7, 2022, the County Council adopted Motion 16142, specifying the scope of work for its 2024 Comprehensive Plan Update, and the scope included direction to review the land use designations and implementing zoning in an area with unincorporated urban parcels near the northern edge of the City of Maple Valley; and

WHEREAS, King County conducted an Area Zoning and Land Use Study and concluded that this site should be redesignated to Rural Area because it lacks urban services and infrastructure adequate for an urban industrial site; it is encumbered by environmental constraints; it is surrounded on three sides by rural residential properties; it abuts an agricultural parcel which could create further incompatibilities; and

24 WHEREAS, the City of Maple Valley has not affiliated this area as part of its potential  
25 annexation area due to its lack of infrastructure, topographical separation, sensitive areas, and separation  
26 by linear utility and park rights-of-way; and

27 WHEREAS, consistent with Countywide Planning Policy DP-19, the area is not served by public  
28 sewers, is contiguous with the Rural Area, is not characterized by urban development, and is  
29 characterized by environmentally sensitive areas making it inappropriate for higher-density development;

30 WHEREAS, on June 5, 2024, the King County Local Services and Land Use Committee  
31 recommended the proposed amendment to the Urban Growth Area adjacent to the City of Maple Valley  
32 be considered by the King County Council as part of their approval of the 2024 King County  
33 Comprehensive Plan; and

34 WHEREAS, on July 24, 2024, and September 18, 2024, the Growth Management Planning  
35 Council received a briefing on the proposed amendment to the urban growth area under consideration by  
36 King County;

37 NOW, THEREFORE, BE IT MOVED that the Growth Management Planning Council hereby  
38 recommends approval of this amendment to the urban growth area boundary and that the 2021 King  
39 County Countywide Planning Policies be amended as follows:

40 Amend the urban growth area boundary shown in Appendix 1: Generalized Land Use Categories  
41 Map, Appendix 2: Potential Annexation Area Map; and Appendix 3: Urban Separators Map, as  
42 depicted on the maps in Attachment A.

*Dow Constantine*

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Dow Constantine, Chair, Growth Management Planning Council

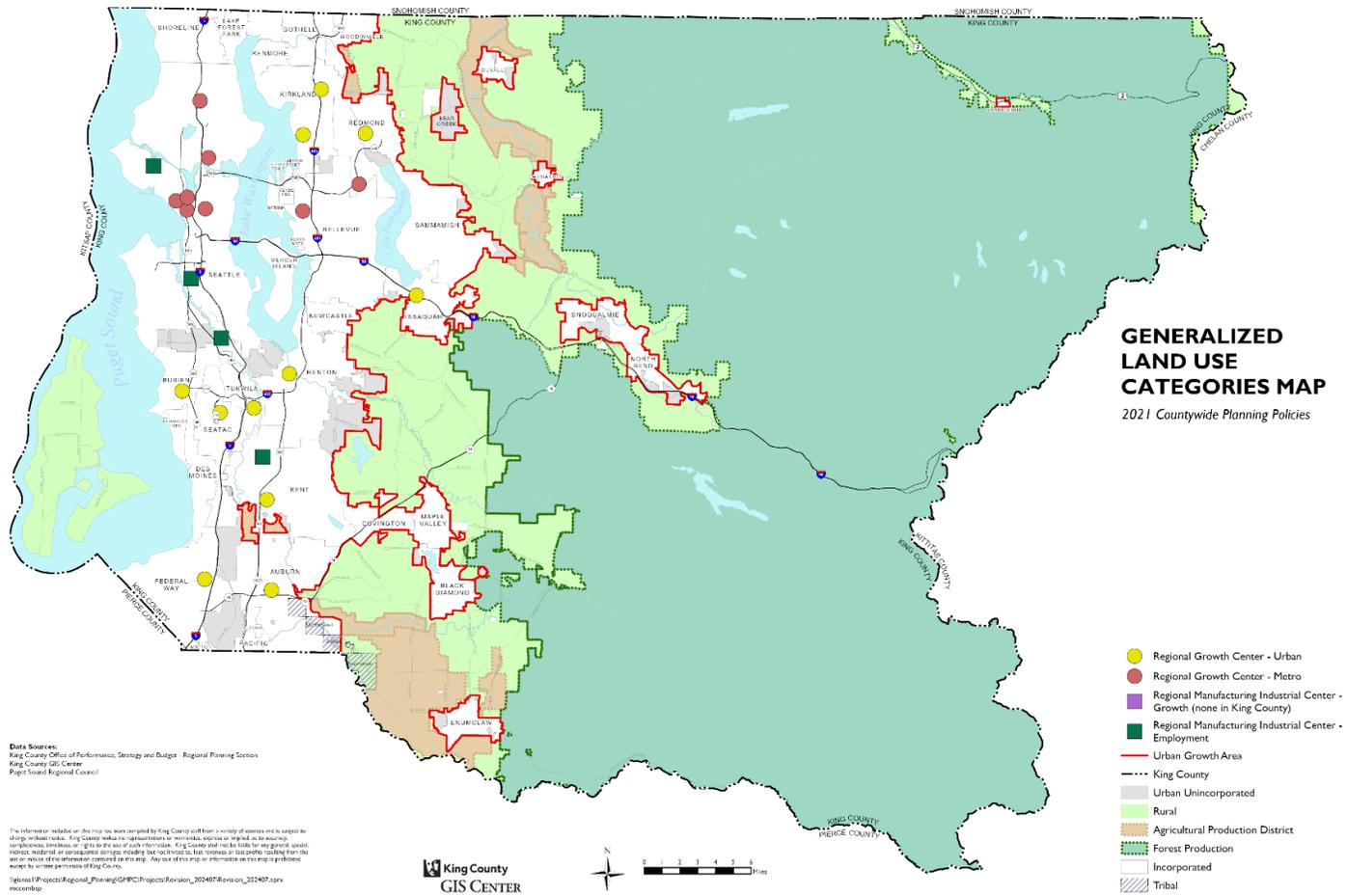
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47 Attachment

48 A: Amendments to the Urban Growth Area boundary shown on the maps in the King County  
49 Countywide Planning Policies

# Attachment A: Amendments to the Urban Growth Area boundary shown on the maps in the King County Countywide Planning Policies

**In Appendix 1: Generalized Land Use Categories Map, on page 71, strike the map and replace with the following.**



In Appendix 2: Potential Annexation Area Map, on page 72, strike the map and replace with the following:

