



Legislation Text

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AN ORDINANCE authorizing the King County executive to execute an amendment to the Grand Ridge Joint Agreement among the city of Issaquah, King County, the Grand Ridge Limited Partnership and Glacier Ridge Limited Partnership and approving the associated revision of the corporate boundary of the city of Issaquah to include portions of the right-of-way of the Division 34 access road, as provided for in RCW 35A.21.210.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

A. In 1996, the city of Issaquah, King County, the Grand Ridge Limited Partnership and Glacier Ridge Limited Partnership executed the Grand Ridge Joint Agreement ("joint agreement") authorized by King County Ordinance 12302, dated May 28, 1996, which, among other provisions, authorized three thousand two hundred fifty new residential units, two million nine hundred fifty thousand square feet of new commercial space and four hundred twenty-five thousand square feet of new retail space in the city of Issaquah in exchange for fee title or conservation easements to the county and city for approximately one thousand five hundred twenty acres of open space, compliance with development standards and mitigation and cost sharing for selected transportation and other improvements.

B. King County Ordinance 13690 (December 1999) authorized the executive to sign an amendment to the Grand Ridge Joint Agreement ("first amendment to the joint agreement") to increase the commercial or retail square footage and to preserve three hundred thirteen acres of rural land in council district twelve by

transferring development credits to urban development areas covered by the agreement in the city of Issaquah.

C. The joint agreement and the first amendment to the joint agreement promote growth management and planning objectives by: facilitating the provision of reasonably priced housing, innovative and sensitive land development with clustering, sensitive area preservation and extensive areas of contiguous natural open space, assuring implementation of efficient major infrastructure improvements and appropriate impact mitigation; establishing creative solutions for housing, water conservation, and traffic demand management; and allowing for a creative mix of residential and commercial uses that further sustain area-wide economic vitality of the community.

D. The Second Amendment to Grand Ridge Joint Agreement [3-Party Agreement for Issaquah Highlands] and Master Transportation Financing Agreement (“second amendment to the joint agreement”), Attachment A to this ordinance: modifies city and county open space provisions in the joint agreement by adding forty acres to the county’s open space area and making corresponding adjustments to city open space; amends phasing limitations associated with Grand Ridge development in the city of Issaquah in order to accommodate related adjustments to the timing of associated road construction; and refines clearing and impervious surface limitations and related mitigation measures for the southeast rural development area of the Grand Ridge site in a manner that meets or exceeds applicable development standards.

E. In addition, the second amendment to the joint agreement provides that road segments crossing county open space will be included within the city corporate boundary. The access road for Division 34 of Issaquah Highlands will cross two small segments of King County open space totaling 0.24 acres. This open space is outside the corporate boundary of the city of Issaquah but within the urban growth area. The remainder of the Division 34 access road will be within the city of Issaquah. RCW 35A.21.210 authorizes the governing bodies of a county and any code city located therein to revise any part of the corporate boundary of the city that coincides with the centerline, edge or any portion of a public street, road or highway right-of-way by substituting therefor a right-of-way line of the same public street, road or highway so as fully to include or

fully to exclude that segment of the public street, road or highway from the corporate limits of the city. Revision of the corporate boundary of a city is effective upon approval by the city council and the county legislative authority. It is in the public interest that the city of Issaquah's boundary be revised to include the two segments of the Division 34 access road right-of-way within the corporate limits of the city so that a single jurisdiction will have responsibility for this continuous roadway. The city has adopted an ordinance approving the boundary revision. Attachment 3 of Attachment A to this ordinance is a declaration of public right-of-way that conveys to the city of Issaquah a right-of-way for a public street, road or highway across the two segments of King County open space. Once the right-of-way has been conveyed to the city, the city's boundary may be revised to include these two small right-of-way segments fully within the city.

SECTION 2. The King County council hereby adopts, and the King County executive is authorized to execute, the Second Amendment to the Grand Ridge Joint Agreement [3-Party Agreement for Issaquah Highlands] and Master Transportation Financing Agreement, and Attachments 1 through 5 thereto, in substantially the form of Attachment A to this ordinance.

SECTION 3. The revision of the corporate boundary of the city of Issaquah to include the two segments of right-of-way legally described in Exhibit A of the Declaration of Public Right-of-Way (Attachment 3 to Attachment A to this ordinance) is

approved, and shall take effect upon the executive's execution and recording of the Declaration of Public Right-of-Way.