

INTRODUCTION COMPREHENSIVE PLAN

PURPOSE OF COMPREHENSIVE PLAN

A Comprehensive Plan contains the community's vision of the City's future and a statement of the City's long-range goals and policies. The Plan serves as the guide for City staff and the City Council in making decisions regarding ordinances, regulations, and public facility investments to ensure that the overall goals and policies are furthered by those decisions.

Washington's Growth Management Act (GMA) requires preparation of a Comprehensive Plan addressing land use, housing, capital facilities, utilities, and transportation issues. Certain topics such as open space corridors and essential public facilities must also be considered within Plan Elements. Optionally, the City may choose to include subarea plans and/or other elements, such as conservation, parks and recreation, economic development, solar energy, and recreation. GMA does not limit optional topics.

King County has historically undertaken comprehensive planning for the Kenmore area. County plans have included the 1993 Northshore Community Plan Update and Area Zoning and the 1994 King County Comprehensive Plan.

Newly incorporated in 1998, this Comprehensive Plan is the first prepared by the local government. The process to develop it has been a forum for the City Council and the community to determine what the City will become and how it will be accomplished.

HISTORY OF INCORPORATION

The residents of the Kenmore area of King County voted for incorporation in September of 1997, and on August 31, 1998, the City of Kenmore became official with City Resolution 98-009. Kenmore became the 39th city within King County.

INTERIM PLANS AND ORDINANCES

As a part of the incorporation process, the Kenmore City Council adopted in large part the King County Development Regulations as the City's Interim Development Regulations. This included the County zoning and subdivision codes; road standards; sensitive area ordinance; environmental review policies and procedures; the Uniform Building, Fire, Mechanical, Plumbing and Electrical Codes, and the County Zoning map. In addition, the City Council adopted a majority of the policies, but not the maps, contained in the King County Comprehensive Plan and the Northshore Community Plan Update and Area Zoning.

Prior to adopting the Interim Development Regulations the City held two community meetings and a formal public hearing. Based on the input provided, the City Council made modifications to the development regulations and made several revisions to the Interim Comprehensive Plan policies. The changes to the Interim Development Regulations include:

- Changing the density of all parcels zoned R-8 (eight residential units per acre) to R-6
- Eliminating the minimum density requirement for the R-4, R-6, and R-8 zones
- Requiring a traffic study on all subdivisions creating five or more lots

- Establishing a 4,500 sq. ft. minimum lot size
- Lowering the threshold requirements for environmental reviews
- Reducing the requirements for sidewalks under certain circumstances
- Revising the special use permit requirements
- Eliminating the practice commonly known as piggyback platting
- Adopting a moratorium on the permitting of adult entertainment businesses
- Adopting a moratorium on the permitting of new gambling facilities.

In the Draft Integrated Comprehensive Plan and Environmental Impact Statement (EIS), the “Interim Comprehensive Plan” was considered as one alternative course of action that the City could retain as a permanent plan. The Draft Integrated Comprehensive Plan and EIS also examined alternative policies, and land use and facility plans that would direct future implementation activities differently than the Interim Comprehensive Plan. The City selected an alternative, which modified interim plans, and prepared and adopted a Final Integrated Comprehensive Plan and EIS. With adoption complete, the City will prepare for City Council review and approval permanent regulations and improvement programs that are consistent with the vision and policies contained in the Final Integrated Comprehensive Plan and EIS.

STUDY AREA

The City of Kenmore is located in the northern portion of King County commonly known as the “Northshore” area. Kenmore is defined by its shoreline along Lake Washington as well as the hillsides and Sammamish River valley that ultimately drain to the Lake. State Route (SR) 522 is the main transportation corridor.

As incorporated, the City of Kenmore boundaries contain about 6.1 square miles of land. See **Figure INT-1**. The Study Area for the Final Integrated Comprehensive Plan and EIS includes land within the City of Kenmore City limits as well as two “Joint Study Areas” – the Kenmore-Bothell Joint Study Area and the Kenmore-Kirkland Joint Study Area. (See **Figure INT-1**) The areas encompass 104 and 213 acres respectively. The Joint Study Areas are currently unincorporated but have been included in the Comprehensive Plans for Bothell and Kirkland respectively. Bothell and Kirkland consider the Joint Study Areas as “Potential Annexation Areas.”

On September 20, 1999, the Kenmore City Council concurred with the Planning Commission recommendation to study the two small areas immediately adjacent to the City limits. The Kenmore-Bothell Joint Study Area was selected for study because of interest from property owners in annexation, shared emergency response agencies, storm drainage patterns, its function as a “gateway” area to Kenmore, as well as other factors.

The Kenmore-Kirkland Joint Study Area is included with two sub-parts, A and B, as shown on **Figure INT-1**. Areas A and B together make up 213 acres, with 42 acres in Area A and 171 acres in Area B. The Kenmore-Kirkland Joint Study Area was selected for study because of potential revenue, drainage towards Juanita Drive, the barrier of Big Finn Hill Park, and other factors.

Both Bothell and Kirkland have also addressed these areas as Potential Annexation Areas; however, should Kenmore ultimately wish to identify either of the Joint Study Areas as Potential Annexation

Areas, negotiations with the appropriate city would be needed. Regardless of which jurisdiction ultimately includes these areas within their Comprehensive Plans as Potential Annexation Areas, residents would determine whether they desire annexation by the annexation petition or election process.

This Final Kenmore Integrated Comprehensive Plan and EIS addresses both the current City Limits and the Joint Study Areas.

PLANNING PROCESS/CITIZEN INVOLVEMENT

Citizen Participation

Planning Commission

In July 1999, the City Council established a nine-member Planning Commission whose primary purpose was to prepare the City's first Comprehensive Plan. The Commission met at least twice a month between July 1999 and December 2000, and has hosted several public workshops and hearings.

Towards preparing the Draft Integrated Comprehensive Plan and EIS, the Planning Commission held approximately 30 meetings between July 1999 and September 2000 including the following public workshops and hearings:

- Kenmore Community Workshop about the Future of Kenmore, September 29, 1999
- Kenmore Visual Preference Public Workshops, October 13 and 14, 1999
- Vision Statement Public Hearing, January 25, 2000
- Land Use and Downtown Alternatives Public Workshop, May 9, 2000.

In addition to soliciting public input towards the preparation of the Draft Plan, the Commission:

- Made recommendations about the study areas for the Draft Plan
- Conducted a citizens survey, which received over 800 responses
- Drafted a Vision Statement based upon citizen input during the visioning process
- Studied current conditions in the Draft Comprehensive Plan Inventory
- Prepared goals, objectives, and policies based upon the Vision Statement and current conditions information
- Prepared and refined Citywide land use alternatives and Downtown concept plans.

The recommendations of the Planning Commission on the various items listed above were forwarded to the City Council for their consideration. The City Council provided direction about each major component of the process, such as study area boundaries, Vision Statement, goals, objectives and policies, and land use alternatives for the City and Downtown, prior to the issuance of the Draft Integrated Comprehensive Plan and EIS.

Upon issuing the Draft Integrated Comprehensive Plan and EIS, the Planning Commission met about eight more times to solicit public comments and recommend which alternative course of action to pursue. Important public meetings included:

- Public Open House introducing the Draft Comprehensive Plan, October 17, 2000

- Public Hearing, October 24, 2000
- Public Hearing, November 28, 2000

The Planning Commission and City Council met jointly on December 18, 2000 to discuss the Commission recommendations.

Over January through March 2001, the City Council studied the Plan, made additional refinements, held a public hearing on March 12, 2001, and adopted the Final Integrated Comprehensive Plan and EIS by Ordinance.

Surface Water Management Plan

As part of the effort to prepare the Surface Water Management Plan, a public open house was held in February 2000 to obtain citizen input regarding existing drainage problems in Kenmore. Additionally, a public open house was held on October 17, 2000 to discuss the Draft Surface Water Management Plan. Along with the overall Comprehensive Plan, the Draft Surface Water Management Plan was a subject of Planning Commission public hearings on October 24 and November 28, 2000. The **Final Surface Water Management Plan, 2001** was a subject of the City Council hearing on March 12, 2001.

Regional Coordination

The City has identified a Technical Advisory Committee including representatives of special districts in Kenmore, service and utility providers, adjacent jurisdictions, including Bothell and King County, and the Washington State Department of Transportation. The representatives provided input and perspectives about their responsibilities and their relationship to Kenmore, and they served as contact points to obtain information. The Technical Advisory Committee met in August 24, 1999 and again on November 14, 2000. Contact has also been maintained through correspondence and exchange of information.

A draft of the Final Integrated Comprehensive Plan and EIS was also provided to the Puget Sound Regional Council. Comments were received and changes were integrated into the Final Plan/EIS.

PLAN ORGANIZATION

Interim Documents

Prior to the publication of a Draft Comprehensive Plan, a series of interim documents were prepared, reviewed and authorized by the Planning Commission and City Council:

- Study Area Boundaries, staff report dated August 6, 1999
- Visioning Meetings/Community Survey Results, dated October 26, 1999 and December 14, 1999
- Vision Statement, approved March 13, 2000
- Draft Comprehensive Plan Inventory, chapters completed between December 7, 1999 and May 25, 2000
- Goals, Objectives, and Policies, dated June 1, 2000
- City Wide and Downtown Alternatives, developed during April through June, 2000.

Each of the interim components was considered or incorporated into the Draft Kenmore Comprehensive Plan. The Draft Plan contained alternative courses of action, and provided environmental analysis, to

facilitate public review and selection of a Preferred Alternative. After selection of a Preferred Alternative, the Final Plan was prepared.

Element Summaries

The Kenmore Final Integrated Comprehensive Plan and EIS is divided into several chapters or “Elements” which address land uses, downtown, community design, natural environment, shorelines, housing, transportation, parks and recreation, surface water, public services, utilities, and capital facilities. Each element is characterized below.

Land Use Element

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans and policies. The Land Use Element is divided into sub-elements due to the variety and complexity of issues:

- Land Use
- Downtown
- Community Design
- Natural Environment
- Shorelines
- Economic Development

Housing Element

The Housing Element recognizes the vitality of existing neighborhoods, inventories existing and projected housing needs, identifies sufficient land for a variety of housing types and needs, and makes adequate provision for housing needs for all economic segments of the community. The Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and the quality of the residential environment. It is divided into two sub-elements to emphasize the importance of: Residential Neighborhoods and Housing Affordability.

Transportation Element

The Transportation Element addresses street classifications, levels of service, travel forecasts, travel improvements, alternative modes, funding strategies, and concurrency management. It is based upon current and projected land use and travel patterns. Both local and State transportation facilities are addressed. The Transportation Element is also divided into two sub-elements to emphasize: Transportation Facility, Level of Service, and Funding Sub-Element, and Transit and Alternative Mode Sub-Element.

Parks, Recreation and Open Space Element

Preparation of a recreation and conservation element is optional under the Growth Management Act. However the Act is based upon several goals directly related to parks, recreation, and open space such as protection of critical areas and development of parks. The Parks, Recreation, and Open Space Element

provides policies addressing: environmentally sensitive areas, shorelines, open space and parks; priorities for park maintenance and acquisition; and coordination and improvement of recreation programs.

Surface Water Element

A separate Surface Water Element is an optional item under the Growth Management Act, although the Act calls for adequate public facilities and services to serve development. The Surface Water Element addresses: flooding, wetland and stream protection, erosion, impacts of past development, encouragement of pervious surfaces, proper function of the drainage system, reduction in water quantity and quality impacts, regional surface water management facilities, and citizen participation in addressing surface water problems.

Public Services Element

An element addressing public services is not directly required by the Growth Management Act, but the Act's goals address providing adequate public services to serve development. The Public Services Element focuses upon citizen participation and communication, efficient municipal services, emergency services, education, and human services.

Utilities

The Growth Management Act requires that a utility element address the location and capacity of existing and proposed utilities including electric, telecommunication, and natural gas lines. The Utilities Element addresses electric, communication, and natural gas services as well as water, wastewater, and solid waste services, and conservation.

Capital Facilities Element

The Growth Management Act requires that comprehensive plans include a Capital Facilities Element which addresses capital facility needs sufficient to support the designated land use intensities. The element establishes the levels of service for the necessary capital facilities. The Element includes goals, objectives, and policies which outline level of service standards, infrastructure provided concurrent with development, preparation of capital facility plans, facility funding, coordination of service standards in potential annexation areas, and essential public facilities.

Format of Goals, Objectives and Policies

A comprehensive plan is a statement of policy identifying environmental, social, and economic desires, and its accompanying maps are a reflection of stated policies. This means that the goals, objectives and policies play a central role in the plan. The following definitions have guided the preparation of the goals, policies and objectives as used in the plan:

- Goal: Goals are broad, general statements of the desired long-term future state towards which the Plan aims. They indicate what ought to exist in a community or what is desired to be achieved in the future.
- Objective: Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives show how a goal will be pursued.
- Policy: A policy describes a particular course or method of action to accomplish the purposes of the comprehensive plan. Policies are decision-oriented statements which guide the

legislative or administrative body while evaluating a new project or proposed change in ordinance.

In sum, goals are value-based statements that are hard to measure. Objectives state more specifically how a particular goal will be pursued. Policies help guide the review of development applications, and also help guide the City Council in adopting ordinances or preparing budgets.

For the purposes of the Kenmore Comprehensive Plan, the policies often use “should” rather than shall. The approach is to use “should” in the Comprehensive Plan. The word “shall” would then be used in implementing ordinances or codes.

SEPA/GMA Integration

The State Environmental Policy Act (SEPA) requires that environmental analysis be conducted to assess the potential impacts of project and non-project actions (RCW 43.21C). Project actions include specific development proposals. Non-project actions include legislative items such as comprehensive plans and development regulations. Because SEPA requires analysis of a host of topics including, natural environment, land use, housing, transportation, utilities, public services, etcetera., which are similar to the required topics in a comprehensive plan, addressing the requirements separately can be duplicative and time-consuming. Therefore, SEPA authorizes the integration of GMA and SEPA documents (WAC 197-11-210). The City of Kenmore has issued an integrated document, which contains both the Comprehensive Plan and an Environmental Impact Statement (EIS). The document presents information about the affected environment, planned uses and improvements and potential impacts. Information about the affected environment and planned uses and improvements is contained in each Plan Element. The impact analysis is contained in **Chapter 12, Environmental Analysis**.