

**KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM**

**AGENDA TITLE:** Overview of Growth Management Planning Council Workplan

**PRESENTED BY:** Karen Wolf, Senior Policy Advisor and  
Ivan Miller, Comprehensive Planning Manager  
King County Office of Performance, Strategy and Budget

**SUMMARY**

At the March 29, 2017 meeting, staff will present the main topics proposed for the Growth Management Planning Council (GMPC) workplan. This includes topics guided by the Countywide Planning Policies and the 2016 King County Comprehensive Plan.

**WORKPLAN ACTION ITEMS**

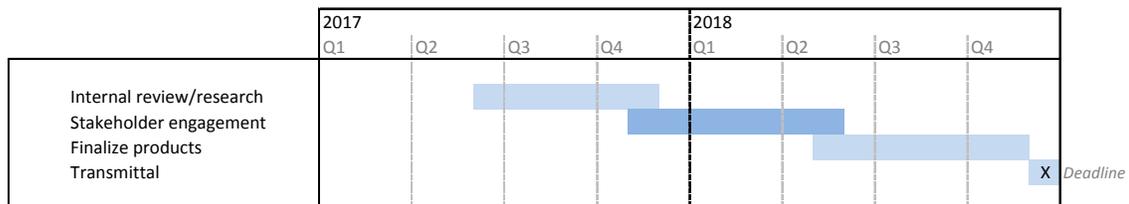
- ☑ **PF-19A – School Siting Report.** In accordance with Countywide Planning Policy PF-19A, in 2017 and every two years thereafter, King County is required to report to the GMPC on whether the goals of the policy are being met. At that time, the GMPC is directed to identify corrective actions, if necessary, to implement the policy. King County staff proposes that the Interjurisdictional Staff Team work with the school districts to prepare a report for consideration by the GMPC in the fall of 2017.
  
- ☑ **Regional Affordable Housing Planning.** Although this is technically not a GMPC work program item, in accordance with King County Motion 14754, the King County Executive and Council will convene a regional advisory task force comprised of elected officials representing the cities and the county to assess the current state of regional housing affordability and unmet need for affordable housing throughout King County. The task force will make recommendations about regional policies or strategies that should be pursued to supplement local, state and federal efforts to meet the need. Additional input will be sought from experts from the housing authorities, nonprofit agencies, private partners representing housing providers, and

consumers. The task force will be looking to the Housing Chapter in the CPPs as foundational material for their work. As such, the task force may make suggestions for policy revisions for consideration by the GMPC at a future date.

The following three items are in the recently-adopted 2016 King County Comprehensive Plan. The adopted text is noted first, followed by a discussion of a potential approach and potential timing. For these three items, the goal adopted in the Comprehensive Plan is to complete the review and recommendations by December 2018.

- Adopted text for Action #14: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future.

**Potential approach and timeline:** King County staff proposes to review the remaining potential annexation areas and countywide policies, develop a data-book that includes demographic and economic and infrastructure information for each area, include an brief synopsis of the tools available to support annexation (indicating which have been used and which have not), engage in discussion with cities, and prepare a final report with any recommended amendments to the Comprehensive Plan, King County Code and Countywide Planning Policies. An illustrative overview of the proposed schedule is shown below.



A map of the Urban Unincorporated Potential Annexation Areas can be found in the Countywide Planning Policies at:

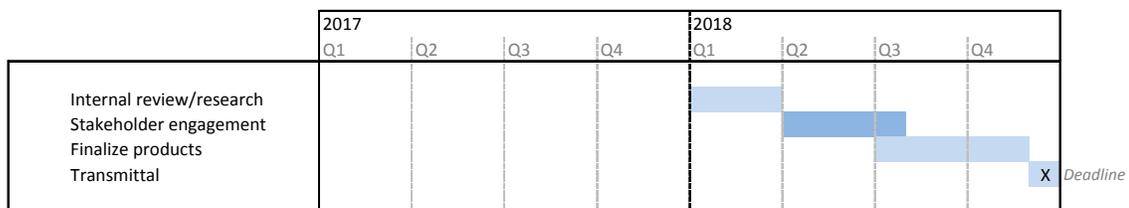
<http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2012-CPPsAmended062516withMaps.ashx?la=en> (see page 67)

The same information is shown in an updated format in the Comprehensive Plan at:

<http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/2016Adopted-KCCP/KingCountyCompPlan-ADO-120516.ashx?la=en> (see page 83)

- Adopted text for Action #15: Review the Four-to-One Program.** The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

**Potential approach and timeline:** King County staff propose to review the outcomes of the program, analyze the variable ratios concept and other factors noted in the adopted text, engage in stakeholder and community outreach to develop and refine options, and prepare a final report with any recommended amendments to the Comprehensive Plan, King County Code and Countywide Planning Policies. An illustrative overview of the proposed schedule is shown below.



To learn more about the Four to One Program, visit:

<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/4to1.aspx>.

- Adopted text for Action 16: Buildable Lands Program Methodology Review.** As required by the Growth Management Act, King County and the 39 cities participate in

the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

**Potential approach and timeline:** *The approach to this review remains in flux given the multi-sector stakeholder conversations and bills being considered during the 2017 legislative session that potentially alter the program's timing, scope and funding. Discussed below is a proposed approach that assumes no changes are made during this legislative session (i.e., current law conditions remain in affect). If major changes are made during the 2017 legislative session, the approach noted below may be revised.*

The 2014 Edition of the King County Buildable Lands Report was approved by the GMPC in July 2014. The intent of the Report is to ensure that counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth for the ensuing 20-year planning horizon. This information guides the sizing of the urban growth area boundary at the countywide level, and zoning changes at the jurisdictional level. The 2014 Report demonstrated that King County and the cities in the County continued to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs. The next edition is required no later than one year prior to the deadline for updating the Comprehensive Plan; in King County, this means no later than 2022, one year prior to the 2023 statutory update deadline (36.70A.215.2.b). Given the 2022 statutory deadline, and other planning-related factors such as regional planning in the Puget Sound Regional Council's VISION 2040 update, release of the Washington State Office of Financial Management's population forecasts, and the need to establish new growth targets with a planning horizon of at least 2043, it is anticipated the next Buildable Lands Report would be released in late 2021.

When the 2014 Report was released, some stakeholders expressed interest in possible refinements of the methodology or reporting to address affordability, housing types, market assumptions, and other factors. King County proposes to approach this in two steps. First, in 2018, the County and the cities through the Interjurisdictional Team will engage with stakeholders in an initial review of the

methodology and develop preliminary guidance related to jurisdiction data collection; this is intended to assist jurisdictions to collect data in a manner consistent with the approach anticipated to be used for the full Buildable Lands Report development in subsequent years. Second, at the initiation of developing the next report, stakeholders will again be convened to review the methodology and assumptions and identify any potential refinements. These discussions will provide input to refine the methodology used to develop the next Buildable Lands Report.

To learn more about Buildable Lands, visit:

<http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/buildable-lands-report/king-county-buildable-lands-report-2014.ashx?la=en>.

At the March 29, 2017 meeting, GMPC members will be asked for input on the proposed approaches and timelines.

### **FOR MORE INFORMATION**

If members and/or their staff are interested in additional detail, contact Karen Wolf on the School Siting Report and Regional Affordable Housing items at karen.wolf@kingcounty.gov (206) 263-9649 or Ivan Miller on the Comprehensive Plan items at ivan.miller@kingcounty.gov or 206-263-8297.