

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

<p>AGENDA TITLE: Introductory Briefing on Recommended and Potential UGA Map Amendments Related to the King County Comprehensive Plan Update</p> <p>PRESENTED BY: Ivan Miller, King County Office of Performance, Strategy and Budget</p>
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EXECUTIVE SUMMARY

The Growth Management Planning Council will be briefed on recommended and potential amendments to the Urban Growth Area boundary in anticipation of an action at its July 27, 2016 meeting.

The Growth Management Planning Council has a defined role in the Countywide Planning Policies (see below) to review and make recommendations to King County regarding any amendments the County proposes to the Urban Growth Area boundary. Following the recommendation, King County retains discretion to amend the Urban Growth Area boundary. If approved by the County Council, Urban Growth Area boundary amendments then need be ratified as an amendment to maps in the Countywide Planning Policies.

The *Executive Recommended 2016 Comprehensive Plan* includes three technical Urban Growth Area boundary amendments and one substantive Urban Growth Area boundary amendment. There are four additional substantive Urban Growth Area boundary amendments not included in the Plan that were included in the adopted Scope of Work Motion for the 2016 Update. This makes them eligible for amendment and possible Growth Management Planning Council action, therefore, the Growth Management Planning Council is being briefed in case they are included in a subsequent phase of the update process.

APPLICABLE COUNTYWIDE PLANNING POLICIES

The Countywide Planning Policies include a suite of policies that address different facets of the Urban Growth Area boundary, including calling for an efficient use of land, support for concentrating growth and housing, support for focusing growth into urban centers within the Urban Growth Area, and discussion of the attendant benefits on greenhouse gases and public health, and more. At issue for the May 25 meeting are the policies that guide the review of proposed amendments to the Urban Growth Area map, as noted below:

Amendments to the Urban Growth Area

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to expand the Urban Growth Area.

DP-14 Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review, and based on the criteria established in policies DP-15 and DP-16, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

DP-15 Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

DP-16 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
 - 1) is at least four times the acreage of the land added to the Urban Growth Area;

- 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
- 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

DP-17 If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Many of the Urban Growth Area boundary amendments discussed on the following pages relate to the County's Four-to-One Program. Given this, Attachment 1 supplements what is shown in Countywide Planning Policies DP-16 and DP-17, noted above, with provisions from the King County Comprehensive Plan and King County Code.

URBAN GROWTH AREA AMENDMENTS

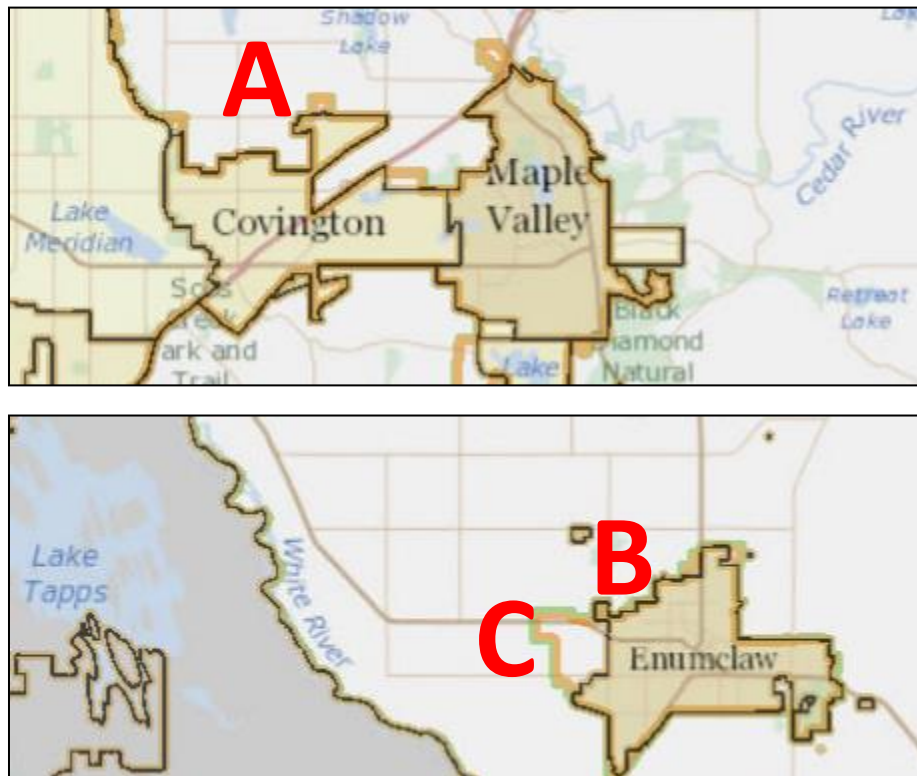
1. Technical Amendments

The three technical amendments to the Urban Growth Area involve road right-of-way adjustments to facilitate the proper provision of services in, or adjacent to, city potential annexation areas. The amendments are as follows:

- A. SE 240th Street near Covington - Move UGA boundary to north margin of right of way (road section added to UGA)
- B. 248th Ave SE near Enumclaw – Move UGA boundary to west margin of right of way (road section added to UGA)
- C. 228th Ave SE near Enumclaw – Move UGA boundary to east margin of right of way (road section removed from UGA)

The participants include King County, the City of Covington and the City of Enumclaw. Two changes involve including the road right-of-way into the in Urban Growth Area so the city can manage them, and one involves removal from the Urban Growth Area so the County can manage the road. None of the changes involve private property and there is agreement from the cities on these amendments.

Technical UGA Proposals



2. Overview of Substantive Amendments

There are five substantive proposals to amend the Urban Growth Area. Each amendment raises significant policy issues and they are discussed individually below.

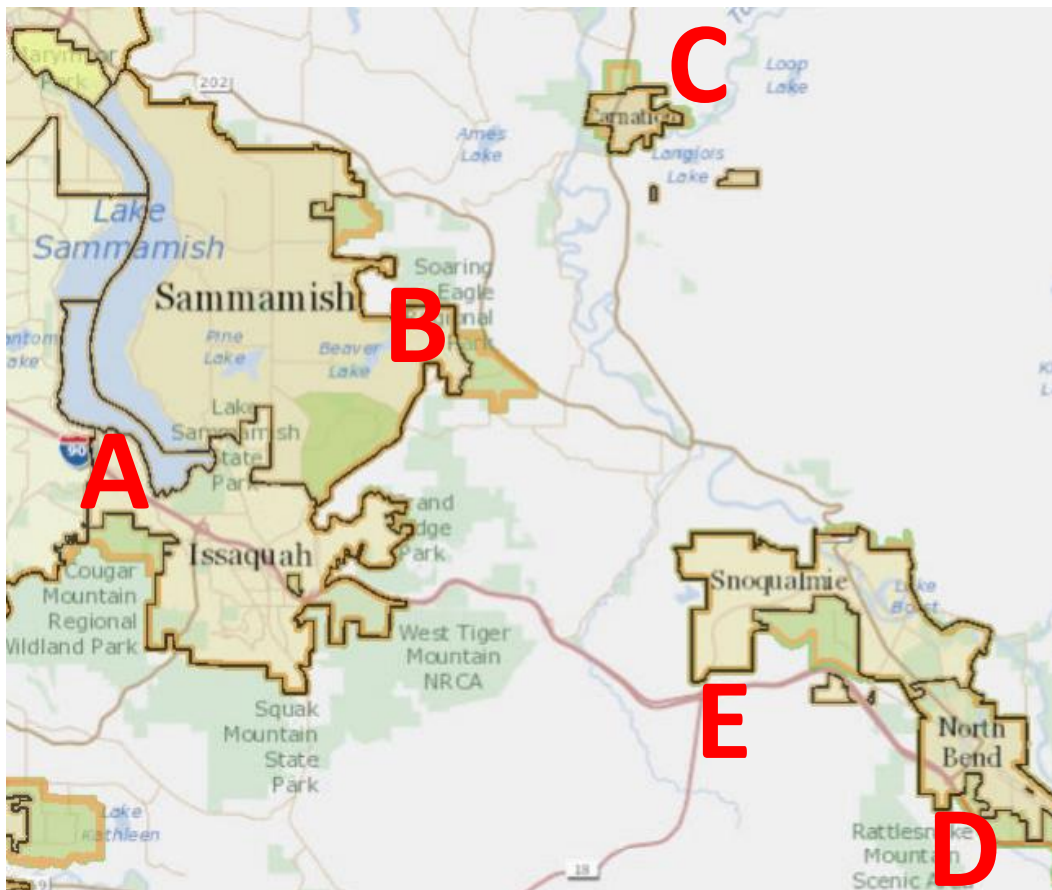
Proposal included in Executive Recommended 2016 Comprehensive Plan

- A. **East Cougar Mountain** – Contraction of the Urban Growth Area to remove parcels from Issaquah's Potential Annexation Area

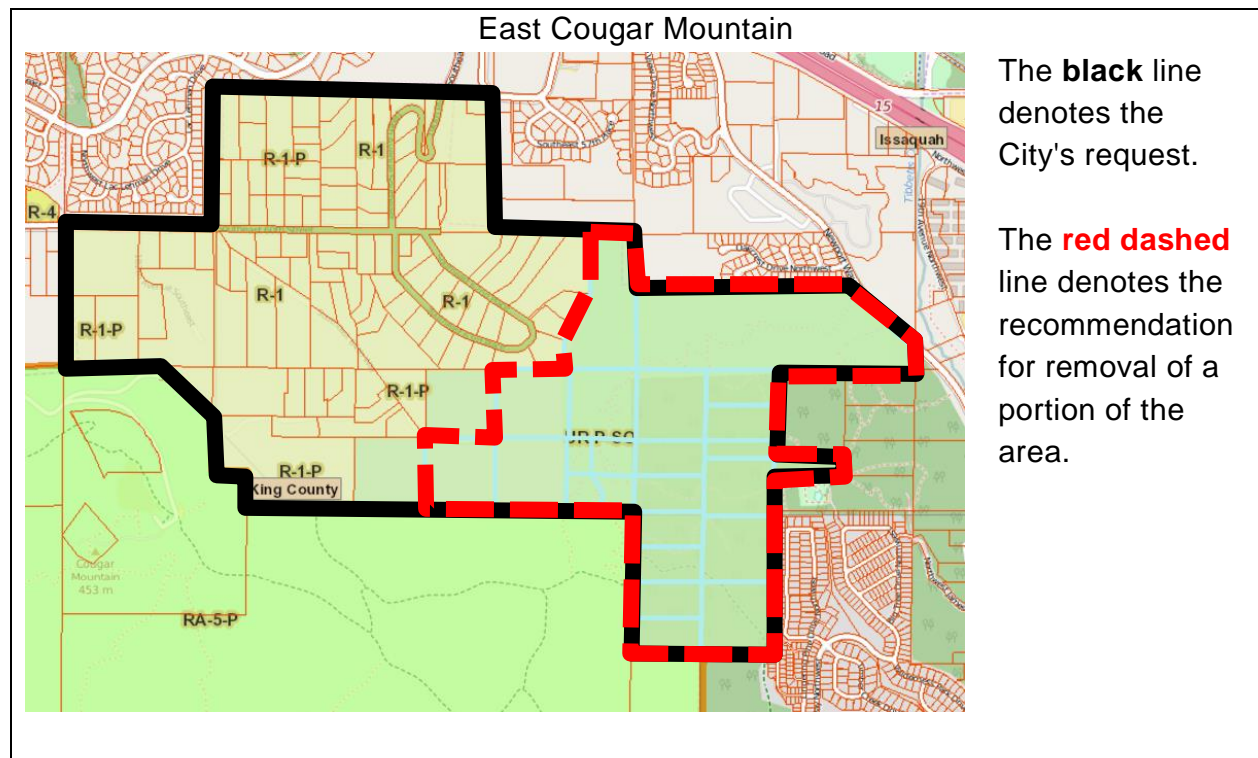
Proposals included in Scope of Work Motion but not recommended in Executive Recommended 2016 Comprehensive Plan

- B. **Duthie Hill Notch** – Expand UGA adjacent to City of Sammamish
- C. **Carnation** – Expand UGA adjacent to northeast corner of City of Carnation
- D. **North Bend Golf Course** – Expand UGA adjacent to City of North Bend
- E. **I-90 & SR-18 Interchange** – Expand UGA adjacent to City of Snoqualmie

Substantive UGA Proposals



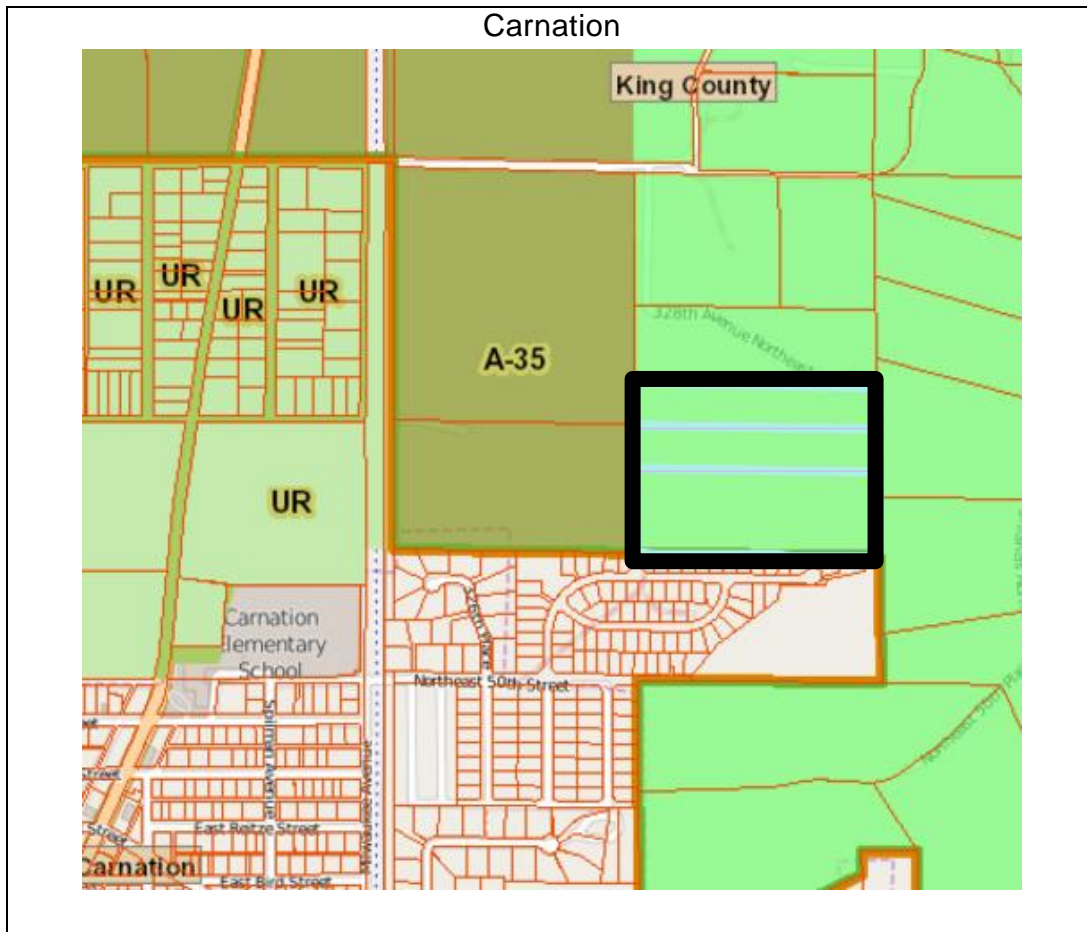
A. East Cougar Mountain – Contraction of the Urban Growth Area to remove parcels from Issaquah's Potential Annexation Area. This proposal was not included in the Scope of Work Motion but is included in the Executive Recommended 2016 Plan.



- This proposal was initiated by a letter from the City of Issaquah; this is the first time this issue has been under consideration in the Comprehensive Plan.
- The City's letter requested that the entire 776-acre, 134-parcel area be removed from the UGA boundary due to environmental constraints, the difficulty of providing urban services, and the fact that the area is not needed to accommodate growth.
- Following additional outreach via a community meeting, where attendees were overwhelmingly supportive of the change, the Executive Recommended Plan proposes to remove a portion of the area.
- The Plan recommends that 24 parcels (188 acres) be removed from the UGA. These parcels are vacant, have Urban Reserve zoning (meaning an effective density of 1 unit per 5 acres), lack vehicular access, and are mostly encumbered by steep slopes. These parcels meet the criteria in CPP DP-18.
- These parcels would have RA-5 zoning, meaning, their effective densities would not change. The parcels not included would have been downzoned.
- A predominant rationale for agreeing to a portion of the area is to avoid creating a potentially costly, permanent rural "service island" that can only be served by driving through the City of Issaquah or the City of Bellevue.

- There are multiple owners with mixed perspectives. A property owner submitted a Docket Request requesting the area be annexed to the City and it included a petition that suggested that the majority of land owners (both parcels and acreage) support annexation to the City. Conversely, other property owners provided comments in the update process expressing their opposition to annexation.
- The City of Sammamish supports the proposal to include the area into the City because the Notch abuts the City on three sides, residents could be provided with a full range of urban services upon annexation, and this would help address the long-term maintenance of SE Duthie Hill Road.
- The Plan notes that the area is eligible to use the Four-to-One Program and King County would consider a proposal if it were submitted by the owners. However, the Plan also notes that while eligible, ownership issues would likely make submission highly impractical.
- The GMPC discussed this proposal in the summer of 2015 and directed staff to work with the City of Sammamish to consider potential options, consistent with adopted policy, to address this proposal.
- A workgroup of the Interjurisdictional Team (IJT) was formed that explored options related to potential Four-to-One proposals as well as Transfer of Development Rights program options. After consideration of some options, the City determined that none were acceptable and the IJT concluded its work.
- The Plan recommends that this proposal be denied as an unmitigated expansion of the UGA. As part of the analysis, the County identified a number of areas that have the similar characteristic of being a "notch," meaning a Rural Area surrounded on multiple sides by an urban area or a city. Allowing an unmitigated expansion could set a precedent for a number of future proposals.

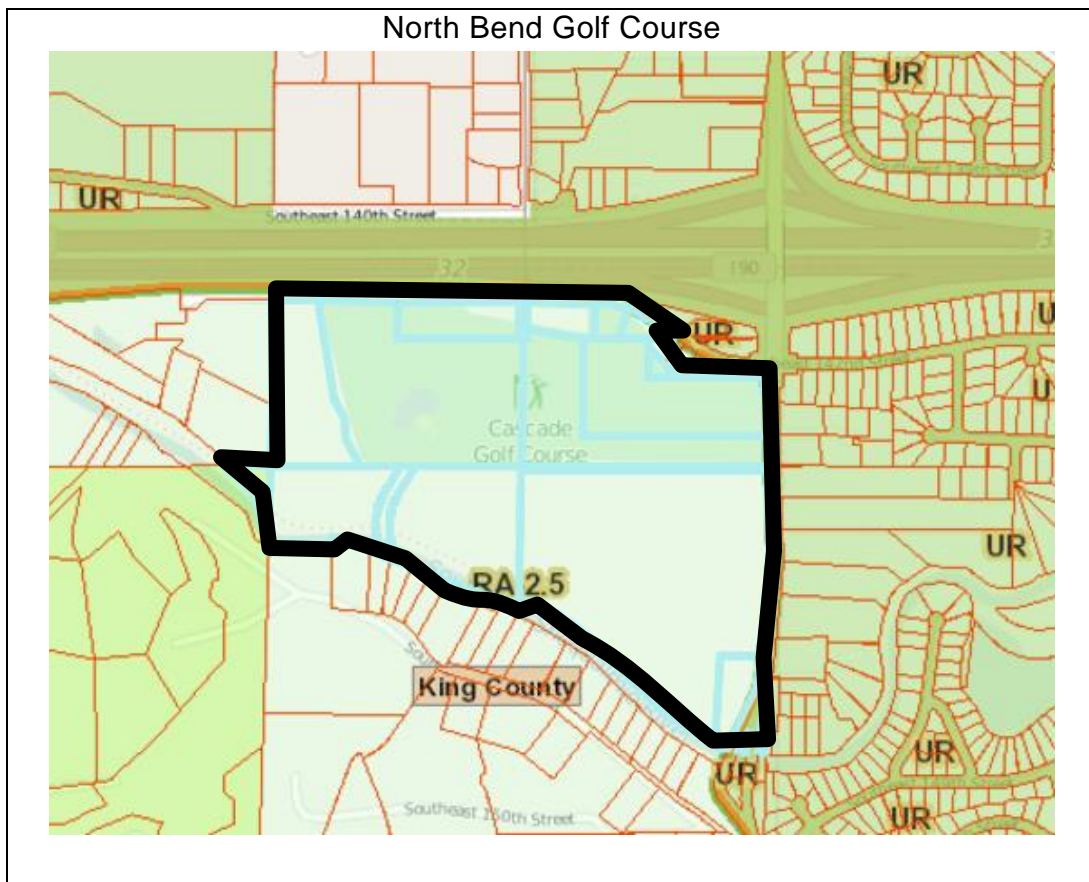
C. Carnation – Expand Urban Growth Area adjacent to northeast corner of City of Carnation. This proposal was included in the adopted Scope of Work Motion for consideration in the 2016 update process as a potential Four-to-One proposal. The proposal is not included in the Executive Recommended 2016 Plan.



- This is the first time this issue has been under consideration in the Comprehensive Plan.
- The area contains 3 parcels and approximately 26 acres. All of the parcels have Rural Area 5 zoning (allowing one unit per five acres) and all are vacant. The eastern portion contains a wooded hillside and the western portion is flat and has recently been used for farming.
- The parcels are adjacent to the Agricultural Production District and directly next to parcels that have recently been added to the Farmland Preservation program by selling their development rights.
- The City of Carnation did not take a direct position on this proposal; however, the City did express interest in achieving their "1,000 rooftops" goal to have additional development to help them remain financially viable.
- There are mixed perspectives among residents. Two petitions were submitted and each had multiple signatories – one in support and one in opposition.

- The parcels are eligible to use the Four-to-One program; however, since no specific Four-to-One proposal was submitted, the Executive Recommended Plan simply recognizes that these parcels are eligible.
- The Plan also defines County interests if an application is submitted, including: protecting the Agricultural Production District through buffering, protecting views from the valley floor by limiting hillside development, ensuring contiguity of any open space parcels, requiring that access to the new urban development not compromise the Agricultural Production District and ensuring efficient use of new urban land.

D. North Bend Golf Course – Expand Urban Growth Area adjacent to City of North Bend. This proposal was included in the adopted Scope of Work Motion for consideration in the 2016 update process as a potential Four-to-One proposal. The proposal is not included in the Executive Recommended 2016 Plan.

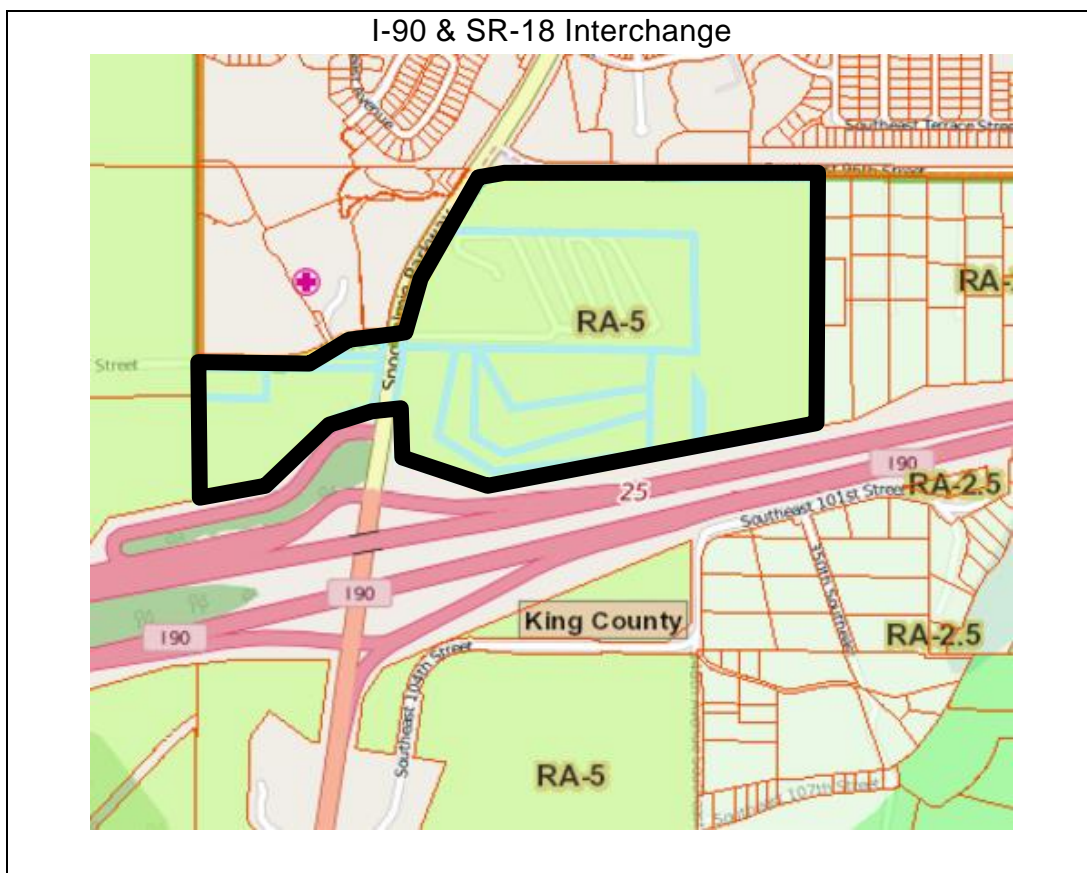


- This is the first time this issue has been under consideration in the Comprehensive Plan.
- The area contains approximately 15 parcels and 98 acres. All of the parcels have Rural Area 2.5 zoning (allowing one unit per five acres, with additional density is allowed with certain conditions). The predominant uses include a golf course,

commercial development associated with the golf course, vacant land and a tree farm.

- The properties are adjacent to the South Fork of the Snoqualmie River, and a significant portion of the study area is within the floodplain.
- The City of North Bend expressed support for this proposal given that urban development is present at the other three corners of this freeway interchange and adding this land would create a more coherent boundary.
- The parcels are eligible to use the Four-to-One process; however, since no specific Four-to-One proposal was submitted, the Executive Recommended Plan simply recognizes that these parcels are eligible.
- The Plan also defines County interests if an application is submitted, including: minimizing development in floodplain portions of the site, protecting riparian corridor functions, not allowing for expansion of the existing commercial development through Four-to-One, and ensure efficient use of new urban land.

E. I-90 & SR-18 Interchange – Expand Urban Growth Area adjacent to City of Snoqualmie. This proposal was included in the Scope of Work Motion for consideration in the 2016 update process as a potential Four-to-One or greater proposal. The proposal is not included in the Executive Recommended 2016 Plan.



- This is the third time this issue has been under consideration in the Comprehensive Plan.
- The area contains approximately 10 parcels and approximately 84 acres. All of the parcels have Rural Area 5 zoning (allowing one unit per five acres). Most of the parcels are vacant, with one parcel in use as administrative offices for the nearby hospital.
- The City of Snoqualmie supports this proposal and has been the lead proponent. The City position is that it does not have sufficient land to meet the needs of present and future residents for good and services. In 2012, the City also took the position that the City was "leaking" retail uses to other established commercial centers, resulting in a loss of sales tax revenue.
- The City and King County were engaged in legal proceedings related to this study and, following an appeal to Superior Court where the County's position was upheld, the City did not pursue further appeals.
- At issue for this study is that the parcels are not eligible to use Four-to-One Program because they are not the original UGA boundaries from the 1994 plan; the UGA boundaries were moved to their current location as part of the 2001 Snoqualmie Preservation Initiative. Additionally, the City has expressed plans for commercial development and this is also not allowed under the program. Because of these reasons, this proposal is not included in the Executive Recommended 2016 Plan.
- The analysis of this proposal also identifies the potential risk to the UGA boundary were the Four-to-One Program to allow proposals not contiguous to the original UGA boundary and proposals that included commercial development without a clear ratio. Given this, the Executive Recommended Plan includes a review of the Four-to-One Program in the "Workplan" section of Chapter 12.

NEXT STEPS

The County Council is currently scheduled to pass a "striker" version of the Comprehensive Plan out of its Transportation, Economy and Environment Committee on July 19, 2016. All Urban Growth Area boundary amendments included into this version of the 2106 Plan will be brought to the Growth Management Planning Council for review and recommendation at its July 27 meeting.

The action of the Growth Management Planning Council informs the deliberations of the full County Council, and their ultimate adoption of the Comprehensive Plan, which is currently scheduled for adoption at the September 12 County Council meeting.

OTHER COMPREHENSIVE PLAN CHANGES

Additional proposed revisions in the Executive Recommended Plan that may be of interest to cities include the following:

- Policy changes related to annexation include promoting joint planning, collaboration on a variety of planning tools, improving the quality of development in unincorporated urban areas, and inclusion of a Workplan item to review the Annexation Map and Annexation-related Countywide Planning Policies through the GMPC. These changes are summarized in Attachment 2.
- Initiation of a new Subarea Planning program that will develop plans at the “community service area” level geography; these are elements of the Comprehensive Plan and allow for a more detailed-level of review and input. Cities will be stakeholders in these processes.
- Workplan item to review the Four-to-One Program. This will include collaboration with cities and other relevant stakeholders.
- Policy changes to require additional study before a formal plat can use the Transferable Development Rights in unincorporated urban areas, to support additional amenities in TDR receiving areas commensurate with the number of TDRs, and a TDR amenity pilot Workplan study to implement the policy changes.
- Enhanced landslide mapping and notification policies (note: King County departments are finalizing the data and preparing for release).

If members and/or their staff are interested in additional detail on these items, contact the Comprehensive Planning Manager, Ivan Miller, at ivan.miller@kingcounty.gov or 206-263-8297.

ATTACHMENTS

1. Provisions Guiding Four-to-One Proposals
2. Annexation Related Amendments in the 2016 Plan

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Provisions Guiding Four-to-One Proposals

A. Comprehensive Plan Policies

The following text and policies are cited from the adopted 2012 Comprehensive Plan, page 2-32.

While urban separators complement the regional open space system by helping to define urban communities, the King County Four-to-One Program provides an opportunity to add land to the regional open space system through the dedication of permanent open space. The purpose of the program is to create a contiguous band of open space, running north and south along the main Urban Growth Area Boundary. Changes to the UGA through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject to the provisions in K.C.C. chapter 20.18.

- U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for naturally appearing drainage facilities appearance in support of its development, does not require dedication of permanent open space.
- U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their Rural Area designations and should generally be configured in such a way as to connect with open space on adjacent properties.
- U-187 King County shall use the following criteria for evaluating open space in Four-to-One proposals:
- a. Quality of fish and wildlife habitat areas;
 - b. Connections to regional open space systems;
 - c. Protection of wetlands, stream corridors, ground water and water bodies;
 - d. Unique natural, biological, cultural, historical, or archeological features;
 - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
 - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.

- U-188 King County shall preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy:
- a. Trails;
 - b. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and
 - c. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. Title 21A.
- U-189 Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. Drainage facilities to support the urban development shall be located within the urban portion of the development. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.
- U-190 King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.

B. King County Code

The following text is cited from King County Code, Title 20.18.170

20.18.170 The For to one program – process for amending the urban growth area to achieve open space.

- A. The total area added to the urban growth area as a result of this program shall not exceed four thousand acres. The department shall keep a cumulative total for all parcels added under this section. The total shall be updated annually through the plan amendment process.
- B. Proposals shall be processed as land use amendments to the Comprehensive Plan and may be considered in either the annual or four-year cycle. Site suitability and development conditions for both the urban and rural portions of the proposal shall be established through the preliminary formal plat approval process.
- C. A term conservation easement shall be placed on the open space at the time the For to one proposal is approved by the council. Upon final plat approval, the open space shall be permanently dedicated in fee simple to King County.
- D. Proposals adjacent to incorporated area or potential annexation areas shall be referred to the affected city and special purpose districts for recommendations.
(Ord. 17485 § 9, 2012; Ord. 16263 § 5, 2008; Ord. 14047 § 9, 2001).

20.18.180 The For to one program – criteria for amending the urban growth area to achieve open space. Rural area land may be added to the urban growth area in accordance with the following criteria:

- A. A proposal to add land to the urban growth area under this program shall meet the following criteria:
 - 1. A permanent dedication to the King County open space system of four acres of open space is required for every one acre of land added to the urban growth area;
 - 2. The land shall not be zoned agriculture (A);
 - 3. The land added to the urban growth area shall:
 - a. be physically contiguous to urban growth area as adopted in 1994, unless the director determines that the land directly adjacent to the urban growth area contains critical areas that would be substantially harmed by development directly adjacent to the urban growth area and that all other criteria can be met; and

- b. not be in an area where a contiguous band of public open space, parks or watersheds already exists along the urban growth area boundary;
 4. The land added to the urban growth area shall be able to be served by sewers and other urban services;
 5. A road serving the land added to the urban area shall not be counted as part of the required open space;
 6. All urban facilities shall be provided directly from the urban area and shall not cross the open space or rural area and be located in the urban area except as permitted in subsection E of this section;
 7. Open space areas shall retain a rural designation;
 8. The minimum depth of the open space buffer shall be one half of the property width, unless the director determines that a smaller buffer of no less than two hundred feet is warranted due to the topography and critical areas on the site, shall generally parallel the urban growth area boundary and shall be configured in such a way as to connect with open space on adjacent properties;
 9. The minimum size of the property to be considered is twenty acres. Smaller parcels may be combined to meet the twenty-acre minimum;
 10. Urban development under this section shall be limited to residential development and shall be at a minimum density of four dwelling units per acre; and
 11. The land to be retained in open space is not needed for any facilities necessary to support the urban development; and
- B. A proposal that adds two hundred acres or more to the urban growth area shall also meet the following criteria:
 1. The proposal shall include a mix of housing types including thirty percent below-market-rate units affordable to low, moderate and median income households;
 2. In a proposal in which the thirty-percent requirement in subsection B.1 of this section is exceeded, the required open space dedication shall be reduced to three and one-half acres of open space for every one acre added to the urban growth area;
- C. A proposal that adds less than two hundred acres to the urban growth area and that meets the affordable housing criteria in subsection B.1. of this section shall be subject to a reduced open space dedication requirement of three and one-half acres of open space for every one acre added to the urban growth area;

- D. Requests for redesignation shall be evaluated to determine those that are the highest quality, including, but not limited to, consideration of the following:
1. Preservation of fish and wildlife habitat, including wildlife habitat networks, and habitat for endangered and threatened species;
 2. Provision of regional open space connections;
 3. Protection of wetlands, stream corridors, ground water and water bodies;
 4. Preservation of unique natural, biological, cultural, historical or archeological resources;
 5. The size of open space dedication and connection to other open space dedications along the urban growth area boundary; and
 6. The ability to provide extensions of urban services to the redesignated urban areas; and
- E. The open space acquired through this program shall be preserved primarily as natural areas, passive recreation sites or resource lands for farming and forestry. The following additional uses may be allowed only if located on a small portion of the open space and provided that these uses are found to be compatible with the site's natural open space values and functions:
1. Trails;
 2. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and K.C.C. chapter 21A.24; and
 3. Active recreation uses not to exceed five percent of the total open space area. The support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the total acreage of the active recreation area. The entire open space area, including any active recreation site, is a regional resource. It shall not be used to satisfy the on-site active recreation space requirements in K.C.C. 21A.14.180 for the urban portion of the For to one property. (Ord. 17485 § 10, 2012; Ord. 16263 § 6, 2008; Ord. 15606 § 1, 2006; Ord. 14047 § 10, 2001).

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ANNEXATION Related Amendments in 2016 Proposed Plan

In order to meet the Growth Management Act goal that counties serve as rural and regional service providers and cities serve as the provider of urban services, King County has actively pursued annexation of its unincorporated urban areas. This has required collaboration between the county and the cities and, since 1994, a significant portion of these areas have been moved into cities.

Annexations are complicated because of a variety of service delivery, tax structure and infrastructure issues as well as varied interests among local residents. These structural issues need to be considered and addressed to move annexation forward and they cannot be fixed by the county independent of the cities. *Given limited resources to incentivize annexations*, the Comprehensive Plan focuses on working with cities to support annexations. The following amendments are included in the proposed 2016 Comprehensive Plan update to move annexations forward.

1. Text changes

Text amendments are included to discuss the social and equity benefits of annexation for local residents:

King County's annexation efforts are particularly important given the impacts of historical patterns of annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and more affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically diverse communities remained unincorporated. Given the County's limited taxing authority, promoting annexation is the best way to advance equity and socially justice outcomes for residents living in unincorporated urban areas.

Also, the Potential Annexation Area Map is updated to create greater clarity regarding which city is affiliated with each of the hundred-plus unincorporated urban areas.

2. Policy changes

Policy changes for potential annexation areas address a number of topics: promoting high-quality development, promoting the provision of amenities, and promoting coordination with the cities that are affiliated or have a logical nexus for annexation. If there is a commitment to annex, a variety of land use tools could be considered for joint planning. The amended policy removes the potential for industrial development as this would be inappropriate in most potential annexation areas. Last, there is a commitment for King County to work further on these issues through GMPC (see section #4 below).

U-208 King County ~~shall consider initiating new subarea~~ will engage in joint planning processes for the urban unincorporated areas in tandem with the annexing city upon a commitment from the city to annex through an interlocal agreement. Such planning may consider land use tools such as:

- a. to assess the feasibility of traditional subarea plans or areawide rezoning;
- b. allowing additional commercial, industrial and high-density residential development through the application of new zoning;
- c. Transfers of Development Rights that add units to new development projects; or
- d. application of collaborative and innovative development approaches.

King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban potential annexation areas towards annexation.

U-133 King County encourages innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive and program strategies could be considered, including:

- a. Special development standards for infill sites;
- b. Assembly and resale of sites to providers of affordable and healthy housing;
- c. Impact mitigation fee structures that favor infill developments;
- d. Greater regulatory flexibility in allowing standards to be met using innovative techniques; ((and))
- e. Coordination with incentive programs of cities affiliated to annex the area;
- f. Green Building techniques that create sustainable development; and
- g. Joint public/private loan guarantee pools.

Other policies speak to development within Potential Annexation Areas, and promote annexation by fostering quality development, additional attention to the provision of amenities and coordination with affiliated cities.

- Quality of development (see U-130, U-132, U-141, U-142, U-143, U-171)
- Provision of amenities (see U-132a, 132b, U-139a, U-139b, U-171a, R-320a)
- Coordination with cities affiliated for annexation (U-152)

3. Subarea Planning

Since 1994, there have been only minor updates to the county's Community Plans. After nearly two decades of aging plans and significant growth, King County's Department of Permitting and Environmental Review will initiate a subarea planning program. The program will use the seven Community Service Areas as the geographic framework for subarea planning. The planning schedule revolves around an eight-year cycle with a broad, policy level look at each CSA and more detailed focus in specific subareas within a CSA. Potential annexation areas will be the focus every four years (shown in boldface below), and there is increased attention at the initiation of the program in 2016 and 2017.

Year	Community Service Area	Other Planning
2016	West King County CSA – Skyway-West Hill, and Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

4. Workplan

The workplan section is a new feature of the Comprehensive Plan and an action is included that commits the County, through Growth Management Planning Council, to reconsider the affiliations on the Annexation Area Map as well as the Joint Planning and Annexation section of the Countywide Planning Policies.

Action 2: Develop a Plan, with the Growth Management Planning Council, To Move Remaining Unincorporated Urban Potential Annexation Areas Towards Annexation. This interjurisdictional body has authority to propose amendments to the Countywide Planning Policies and has a unique defined role related to recommending approval or denial of urban growth area expansions. In order to move the remaining areas, which greatly range in size and complexity, towards annexation, this will be a major focus of work and will involve reconsideration of the Potential Annexation Areas map and the "Joint Planning and Annexation" section of Countywide Planning Policies.

- Timeline: Start following the adoption of the Comprehensive Plan, likely to be a two-year process.
- Outcomes: Updated Annexation Initiative that is anticipated to identify a path towards annexation for the remaining 125-plus areas.

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