

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: GMPC Motion No. 16-1: A MOTION amending the 2012 King County Countywide Planning Policies; addressing proposed changes to the Urban Growth Area of King County and the resulting changes to the Urban Growth Boundary map and Potential Annexation Area map

PRESENTED BY: Ivan Miller, King County Office of Performance, Strategy and Budget

EXECUTIVE SUMMARY

At its September 20, 2016 meeting, the King County Council's Transportation, Economy and Environment Committee approved a Striking Amendment to the 2016 Comprehensive Plan. The Committee then voted to move the legislation, as amended, on to the full Council for consideration with a "do pass" recommendation. Possible final adoption of the 2016 Comprehensive Plan at the full Council is scheduled for late 2016.

The Striking Amendment contains four amendments to the Urban Growth Area boundary. All four of these were discussed with the Growth Management Planning Council at its May 25, 2016 meeting. As required under the Countywide Planning Policies, these are being brought to the Growth Management Planning Council in September for review and recommendation through action on Motion 16-1. Following the Growth Management Planning Council action, 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 (see map attachments in Motion 16-1).

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 September 2016 meeting are the policies that guide the review of proposed amendments to the Urban Growth Area map, as noted in the following text.

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.

URBAN GROWTH AREA AMENDMENTS

1. Technical Amendments

There are three technical amendments to the Urban Growth Area that 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.

2. Substantive Amendments

There is one substantive proposal to amend the Urban Growth Area.

East Cougar Mountain – Contraction of the Urban Growth Area to remove parcels from Issaquah's Potential Annexation Area. In December 2015, the City of Issaquah requested that King County remove the entirety of the East Cougar Mountain Potential Annexation Area (PAA) and contract the Urban Growth Area (UGA) boundary. Following the completion of an Area Zoning and Land Use Study, a community meeting in the City of Issaquah, and follow-up meetings with the Cities of Issaquah and Bellevue (the adjacent jurisdiction and the jurisdiction through which many residents access the area), the King County Executive recommended that portion of the area be removed from the PAA and UGA. The Plan recommended removal of parcels that 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 Countywide Planning Policy DP-18.

This action would change the zoning on these parcels to Rural Area-5, meaning, their effective densities would not change. The parcels that are not included would have been downzoned through this action. A predominant rationale for agreeing to just 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.

The parcels not included in the recommendation are low-density, they do not meet the characteristics for rural densities (i.e., many are below the minimum lot size for Rural Area-5 zoning, which is 3.75 acres), and therefore do not meet the criteria in Countywide Planning Policy DP-18.

RECOMMENDATION

The Growth Management Planning Council is recommended to adopt GMPC Motion No. 16-1: A MOTION amending the 2012 King County Countywide Planning Policies; addressing proposed changes to the Urban Growth Area of King County and the resulting changes to the Urban Growth Boundary map and Potential Annexation Area map.

NEXT STEPS

The action of the Growth Management Planning Council informs the deliberations of the full County Council, and their ultimate adoption of the 2016 King County Comprehensive Plan. Adoption is currently scheduled for the December 5, 2016 County Council meeting.

FOR MORE INFORMATION

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

ATTACHMENT

GMPC Motion 16-1