

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussion of Amendments to King County Planning Policies
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Steven Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

On January 25, 2010, the King County Council adopted Ordinance 16747 which has been sent to the Cities for ratification. King County Countywide Planning Policies (CPPs) require ratification by the King County Council and at least 30 percent of city and county governments representing 70% of the County's population.

A city will be deemed to have ratified the amendments to the CPPs unless the City takes legislative action to disapprove the amendments within 90 days of King County's adoption. The 90-day deadline for this amendment is Saturday May 15, 2010.

King County Ordinance 16747 amends the CPPs updating existing policies to provide revised housing and employment targets for the period 2006-2031. It also amends Table LU-1 in the CPPS and replaces the existing Household and Employment Growth Targets for the years 2001-2022 with new housing and employment targets for 2006-2031.

Countywide, the targets show a large amount of growth over the 25-year period: 233,000 new households and 428,000 new jobs. Shoreline's targets are for 5000 new households and 5000 new jobs over the 25-year period. This is an aggressive target, reflecting a slightly higher rate of employment growth and about twice the rate of household growth than Shoreline has experienced over the last decade. These targets can be accommodated without changing the City's current Comprehensive Plan.

During the discussions about the adoption of the new growth targets, representatives from a few cities raised a concern that the existing CPPs that address public services and facilities do not provide adequate linkage between future growth targets and the provision of the services and facilities needed to serve that future growth.

To address these concerns, the Growth Management Planning Council adopted a work plan and schedule that will address the policy framework for allocation of regional services and facilities.

RECOMMENDATION

No action necessary. This item is scheduled for Council action at its April 26 meeting.

Approved By:

City Manager 

City Attorney _____

BACKGROUND

The growth targets update, which is the product of a year-long collaboration among the county and cities, responds to and is guided by several related objectives, including:

- Completing the first phase of a comprehensive set of updates to the **Countywide Planning Policies**
- Providing a framework for local GMA **comprehensive plan updates** due in 2011 while accommodating new **state population projections**.
- Implementing **VISION 2040**, the regional growth management, transportation, and economic development strategy.

The two elements of the growth targets update include: 1) a targets table showing housing and employment targets for each city, Potential annexation area, and unincorporated area, and 2) amendments to the text of the CPPs to align the policies with the technical and policy framework employed in developing the growth targets.

State Planning Requirements and Existing Growth Targets

Under Washington State's Growth Management Act (GMA), King County and its cities must adopt comprehensive plans that accommodate 20 years of anticipated population and employment growth. Plans must provide for land uses and densities, capital facilities and transportation infrastructure that are sufficient to meet future needs. Local governments have discretion as to how they will accommodate the growth within their borders. Jurisdictions must update their comprehensive plans according to a schedule adopted by the State. Cities in King County last completed their plan updates in 2004. The state deadline for the next round of plan updates is December 2014. (The deadline was changed to 2014 in recently adopted State legislation.)

Every five years, the state Office of Financial Management (OFM) issues population projections for each county in the state as a basis for GMA planning. Based on these projections, counties and cities collaborate in determining local allocations of that growth. The act requires that local growth numbers be updated *at least* every ten years. GMPC last updated growth targets in 2002 for a planning period extending to the year 2022.

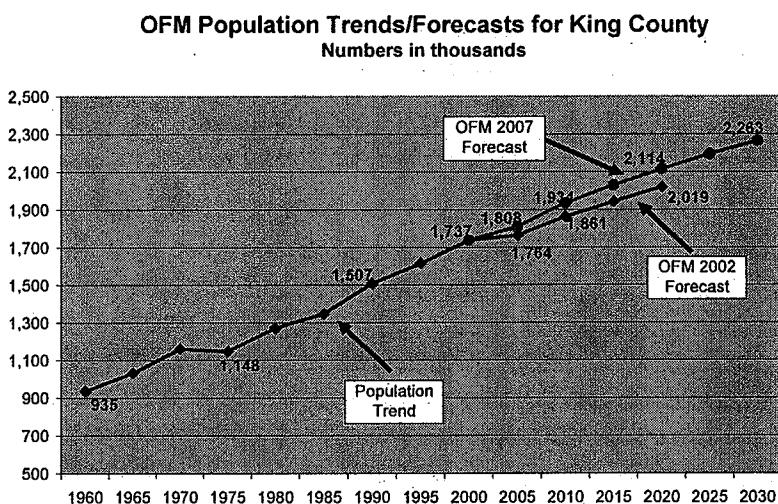
In King County, growth targets are statements of planning policy indicating the minimum number of households (or housing units) and jobs each jurisdiction will strive (through zoning and other actions) to accommodate during each 20+ year Growth Management period. The targets do not represent a commitment that a specific amount of population or employment increase will actually occur in each locality, as many factors influencing growth and development are beyond local government control.

New OFM and PSRC Forecasts

King County's growth targets are based on the Office of Financial Management population projections along with employment forecasts produced by the Puget Sound Regional Council (PSRC). According to the OFM and PSRC projections, King County

remains an attractive region which, over the long term, is expected to see robust amounts of both residential and employment growth.

Washington State OFM released new population projections in 2007, which show King County growing at a faster rate than previously forecasted. OFM now projects one-third more growth by 2022 than its 2002 forecast predicted. Overall, for the extended planning period, the county is expected to grow by about 450,000 people between 2006 and 2031 to a total population of 2.3 million. OFM provides a range of forecasts from high to low. Historically, King County has used the medium or what OFM deems the “most likely” forecast number as the basis for growth targets. The graph below shows the new OFM medium population projection compared with historical trends and compared with the 2002 OFM projection on which the county’s current targets are based.



The latest employment forecasts released by PSRC in 2006 show growth in the county, over this same 25-year period, of about 490,000 jobs to a total of about 1.7 million jobs in 2031. This is also an increase over the current employment targets which, over a somewhat shorter period, anticipate a 22-year increase of 289,000 jobs in King County.

New Policy Guidance from Vision 2040

The Puget Sound Regional Council recently adopted *VISION 2040*, a growth management, transportation, and economic development strategy for the 4-county region. With *VISION 2040*, the PSRC has amended its Multicounty Planning Policies (MPPs) to address coordinated action around a range of policy areas, including development patterns and the distribution of growth. The GMPC will be updating its countywide policies in 2010 to address the policy guidance contained in the newly updated MPPs.

VISION 2040 also contains a Regional Growth Strategy that provides substantive guidance for planning for the roughly 1.7 million additional people and 1.2 million additional jobs expected in the region between 2000 and 2040. The strategy retains much of the discretion that counties and cities have in setting local targets, while calling for broad shifts in where growth locates within the region. It establishes six clusters of

jurisdictions called “regional geographies” – four types of cities defined by size and status in the region and two unincorporated types, urban and rural.¹ In comparison to current targets and plans, the Strategy calls for:

- **Increasing** the amount of growth targeted to cities that contain regionally designated urban centers (to include both **Metropolitan Cities** and **Core Cities**)
- **Increasing** the amount of growth targeted to other **Larger Cities**
- **Decreasing** the amount of growth targeted to **Urban unincorporated** areas, **Rural** designated unincorporated areas, and to many **Small Cities**
- Achieving a greater **jobs-housing balance** within the region by shifting projected population growth into King County and shifting forecasted employment growth out of King County

The proposed new targets for King County are organized by the Regional Geography categories in *VISION 2040*. This new geography replaces the 4 planning subareas—SeaShore, East County, South County, and Rural Cities—which provided a framework for allocating the targets in the current CPPs. Where the current targets foster jobs-housing balance in the 4 subareas, the new target approach aims to achieve improved balance at the county level and within the Regional Geographies.

GMPC Recommendation adopted by the King County Council

On January 25, 2010, the King County Council adopted Ordinance 16747 which would amend the Countywide Planning Policies in two ways:

1. The CPP text has been amended to align with the methodology used in updating the growth targets. The final recommended CPP text amendment builds on a draft presented to GMPC in July, 2009.

In 2010, more comprehensive policy review will occur as part of the overall update of the entire CPPs document, and that may result in additional policy amendments to the CPP section that describes the growth targets process.

2. Table LU-1, which currently contains the household and employment growth targets for the 2001-2022 period, is replaced with a new Table LU-1, which contains housing and employment targets for each city and urban unincorporated area covering the 2006-2031 time period.

¹ Under *VISION 2040*, King County jurisdictions are clustered in six “regional geographies”:

- Metropolitan Cities: Seattle, Bellevue
- Core Suburban Cities: Auburn, Bothell, Burien, Federal Way, Kent, Kirkland, Redmond, Renton, SeaTac, Tukwila
- Larger Suburban Cities: Des Moines, Issaquah, Kenmore, Maple Valley, Mercer Island, Sammamish, Shoreline, Woodinville
- Small Cities: Algona, Beaux Arts, Black Diamond, Carnation, Clyde Hill, Covington, Duvall, Enumclaw, Hunts Point, Lake Forest Park, Medina, Milton, Newcastle, Normandy Park, North Bend, Pacific, Skykomish, Snoqualmie, Yarrow Point
- Urban Unincorporated King County: all unincorporated within Urban Growth Area
- Rural Unincorporated King County: rural- and resource-designated areas outside UGA.

In Table LU-1, the ranges of potential future housing units and jobs for each jurisdiction have been narrowed further to single number targets. The target numbers shown reflect 25 years of growth. Over time, with the addition of new jobs and housing units, the target obligation of each jurisdiction is reduced, commensurate with the findings of monitoring efforts under the King County Buildable Lands and Benchmarks programs.

Table LU-1 also now shows targets for each Potential Annexation Area. As annexations occur, PAA growth targets will be shifted from the county to annexing cities, following a methodology that is described in the CPPs.

APPLICABLE COUNTYWIDE PLANNING POLICIES

The following CPPs provide guidance to growth targets development and update. The County ordinance details the changes in the amendments.

CPP FW – 12a

CPP LU – 25a

CPP LU – 25c

CPP LU – 25d

CPP LU – 28

OTHER APPLICABLE PLANNING DOCUMENTS

The Puget Sound Regional Council's ***VISION 2040*** regional plan, adopted by the PSRC's Assembly in April 2008, is an important source of policies that direct the target-setting process.

RECOMMENDATION

No action necessary. This item is scheduled for Council action at its April 26 meeting.

ATTACHMENTS

Attachment A: King County Ordinance 16747 containing revised CPPs and 2006-2031 Growth Targets

Attachment B: Updated Growth Targets: Process and Methodology

ATTACHMENT B

Updated Growth Targets: Process

Updated growth targets were the product of a year-long collaboration between the county and cities. Starting in mid-2008, a Growth Targets Update Committee, comprised of senior planning and technical staff from throughout the county, began monthly meetings for the purpose of reviewing relevant policies and analyses of best available data as a basis for making a recommendation to the GMPC. This committee provided a forum for discussion among jurisdictions, starting at the countywide level, and progressing to cities clustered within each Regional Geography, on where growth can best be accommodated within King County. The Committee held meetings with stakeholders, including developer and real estate organizations, environmental groups, and utility districts representatives. During the spring and summer, members of the staff committee brought draft target numbers to their local elected officials for review and comment. Based on feedback from that local review, the Committee made additional changes to the proposed targets.

Updated Growth Targets: Methodology

The recommended growth targets were developed with consideration of a full range of technical data and guidance from existing policy. The methods and assumptions used in that process are described in the following steps.

- **Establish target time frame.** The year 2031 was established as the target horizon year, giving cities a full 20-year planning period from the GMA update deadline of 2011. The year 2006 was used as a base year because of the availability of complete data, including Buildable Lands estimates.
- **Establish county total for population growth.** Assuming the 4-county region as a whole plans for the mid-range OFM projection, King County gets 42% of the regional population growth through 2031, consistent with *VISION 2040*. The result: growth of 567,000 people between 2000 and 2031 to a total population of 2,304,000. This number represents a small shift of population to King County compared with state projections.
- **Establish county total for job growth.** Using the PSRC forecast of employment for the region, King County gets 58% of the regional employment growth through 2031, consistent with *VISION 2040*. The result: growth of 441,000 jobs between 2000 and 2031 to a total of 1,637,000 jobs. This number represents a shift of about 50,000 jobs out of King County to the other three counties in the region compared with current forecasts.
- **Allocate population to Regional Geographies** within the county, based closely on *VISION 2040*, but also accounting for factors such as recent growth trends and anticipated annexation of major PAAs.

- **Convert population to total 2031 housing units.** Housing units are the element that jurisdictions can regulate and monitor. Also, *VISION 2040* calls for housing unit targets for each regional geography and jurisdiction. This is a change from the current King County CPPs, which set targets for households. Total housing stock needed in 2031 was calculated based on the following assumptions:
 - assumed group quarter (institutions) rates, 2.5% of the year 2031 population;
 - assumed future average household size, 2.26 persons per household, a decline of 0.14 pph from the 2000 Census;
 - assumed vacancy rates to convert households into housing units, a countywide average of 4.3%.

At the Regional Geography level, each of these technical assumptions was adjusted to fit the demographic and housing market variation within the county.

- **Calculate housing growth need within Regional Geographies.** As a final step, the base year (2006) housing stock was subtracted from the total 2031 units to determine the net additional new housing units needed by 2031 in each Regional Geography.
- **Allocate employment growth to Regional Geographies** within the county, based closely on *VISION 2040*, and also accounting for employment changes since 2000.
- **Allocate housing units and jobs to individual jurisdictions.** Within each Regional Geography, the overall targeted level of housing and employment growth was sub-allocated to individual jurisdictions, based on a range of factors that included:
 - "Fair share" distribution of the responsibility to accommodate future growth
 - Existing CPPs, including 2022 growth targets
 - Development trends and land use capacity of current plans
 - Current population, jobs, and land area
 - Local policies, plans, zoning and other regulations
 - Local factors, such as large planned developments, and opportunities and constraints for future residential and commercial development
 - Location within the county
 - Recent annexations to the cities of Renton, Auburn, and Issaquah
- **Sub-allocate the Urban Unincorporated Area targets to smaller areas.** The housing and employment targets for the unincorporated UGA were further allocated to individual Potential Annexation Areas (PAAs) claimed by an individual city as well as to unclaimed or disputed Urban designated areas currently under county jurisdiction. PAA targets were based on the proportion share of unincorporated Buildable Lands capacity located in each PAA. As annexations occur, a share of the unincorporated PAA targets will be shifted to cities.



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 25, 2010

Ordinance 16747

Proposed No. 2009-0641.1

Sponsors Hague and Phillips

1 AN ORDINANCE adopting amendments to the
2 Countywide Planning Policies; adopting a work plan and
3 schedule to address policies related to allocation of regional
4 services, and adopting new housing and employment
5 growth targets, and ratifying the amended Countywide
6 Planning Policies for unincorporated King County; and
7 amending Ordinance 10450, Section 3, as amended, and
8 K.C.C. 20.10.030 and Ordinance 10450, Section 4, as
9 amended, and K.C.C. 20.10.040.

10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Findings:

12 A. The metropolitan King County council adopted and ratified the Growth
13 Management Planning Council recommended King County 2012 - Countywide Planning
14 Policies (Phase I) in July 1992, under Ordinance 10450.

15 B. The metropolitan King County council adopted and ratified the Phase II
16 amendments to the Countywide Planning Policies on August 15, 1994, under Ordinance
17 11446.

18 C. The Growth Management Planning Council met on October 28, 2009 and
19 voted to recommend amendments to the King County Countywide Planning Policies.

adopting Motion 09-1 approving a work plan and schedule to address the policy framework for allocation of regional services and facilities as shown in Attachment A to this ordinance and adopting Motion 09-2 amending Table LU-1 of the Countywide Planning Policies and approving related policy amendments as shown on Attachment B to this ordinance.

SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are each hereby amended to read as follows:

A. The Phase II Amendments to the King County 2012 Countywide Planning Policies attached to Ordinance 11446 are hereby approved and adopted.

B. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 12027.

C. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 12421.

D. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.

E. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

F. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 through 3 to Ordinance 13858.

G. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14390.

H. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14391.

43 I. The Phase II Amendments to the King County 2012 - Countywide Planning
44 Policies are amended, as shown by Attachment 1 to Ordinance 14392.

45 J. The Phase II Amendments to the King County 2012 - Countywide Planning
46 Policies are amended, as shown by Attachment 1 to Ordinance 14652.

47 K. The Phase II Amendments to the King County 2012 - Countywide Planning
48 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 14653.

49 L. The Phase II Amendments to the King County 2012 - Countywide Planning
50 Policies are amended, as shown by Attachment 1 to Ordinance 14654.

51 M. The Phase II Amendments to the King County 2012 - Countywide Planning
52 Policies are amended, as shown by Attachment 1 to Ordinance 14655.

53 N. The Phase II Amendments to the King County 2012 - Countywide Planning
54 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 14656.

55 O. The Phase II amendments to the King County 2012 - Countywide Planning
56 Policies are amended, as shown by Attachment A to Ordinance 14844.

57 P. The Phase II Amendments to the King County 2012 - Countywide Planning
58 Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

59 Q. The Phase II Amendments to the King County 2012 - Countywide Planning
60 Policies are amended, as shown by Attachment A to Ordinance 15122.

61 R. The Phase II Amendments to the King County 2012 - Countywide Planning
62 Policies are amended, as shown by Attachment A to Ordinance 15123.

63 S. Phase II Amendments to the King County 2012 - Countywide Planning
64 Policies are amended, as shown by Attachments A and B to Ordinance 15426.

65 T. Phase II Amendments to the King County 2012 - Countywide Planning

66 Policies are amended, as shown by Attachments A, B, and C to Ordinance 15709.

67 U. Phase II Amendments to the King County 20.12 - Countywide Planning

68 Policies are amended, as shown by Attachment A to Ordinance 16056.

69 V. Phase II Amendments to the King County 2012 - Countywide Planning

70 Policies are amended, as shown by Attachments A, B, C, D, E, F and G to Ordinance

71 16151.

72 W. Phase II Amendments to the King County 2012 - Countywide Planning

73 Policies are amended as shown by Attachment A to Ordinance 16334, and those items

74 numbered 1 though 11, 13 and 15 as shown on Attachment B to Ordinance 16334, are

75 hereby ratified on behalf of the population of unincorporated King County. Those items

76 numbered 12 and 14, shown as struck-through on Attachment B to Ordinance 16334, are

77 not ratified.

78 X. Phase II Amendments to the King County 2012 - Countywide Planning

79 Policies are amended as shown by Attachment A to Ordinance 16335.

80 Y. Phase II Amendments to the King County 2012 - Countywide Planning

81 Policies are amended as shown by Attachment A to Ordinance 16336.

82 Z. Phase II Amendments to the King County 2012 - Countywide Planning

83 Policies are amended, as shown by Attachments A and B to this ordinance.

84 SECTION 3. Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040 are

85 each hereby amended to read as follows:

86 A. Countywide Planning Policies adopted by Ordinance 10450 for the purposes

87 specified are hereby ratified on behalf of the population of unincorporated King County.

88 B. The amendments to the Countywide Planning Policies adopted by Ordinance
89 10840 are hereby ratified on behalf of the population of unincorporated King County.

90 C. The amendments to the Countywide Planning Policies adopted by Ordinance
91 11061 are hereby ratified on behalf of the population of unincorporated King County.

92 D. The Phase II amendments to the King County 2012 Countywide Planning
93 Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of
94 unincorporated King County.

95 E. The amendments to the King County 2012 - Countywide Planning Policies, as
96 shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the
97 population of unincorporated King County.

98 F. The amendments to the King County 2012 - Countywide Planning Policies, as
99 shown by Attachment 1 to Ordinance 12421, are hereby ratified on behalf of the
100 population of unincorporated King County.

101 G. The amendments to the King County 2012 - Countywide Planning Policies, as
102 shown by Attachments 1 and 2 to Ordinance 13260, are hereby ratified on behalf of the
103 population of unincorporated King County.

104 H. The amendments to the King County 2012 - Countywide Planning Policies, as
105 shown by Attachment 1 through 4 to Ordinance 13415, are hereby ratified on behalf of
106 the population of unincorporated King County.

107 I. The amendments to the King County 2012 - Countywide Planning Policies, as
108 shown by Attachments 1 through 3 to Ordinance 13858, are hereby ratified on behalf of
109 the population of unincorporated King County.

110 J. The amendments to the King County 2012 - Countywide Planning Policies, as
111 shown by Attachment 1 to Ordinance 14390, are hereby ratified on behalf of the
112 population of unincorporated King County.

113 K. The amendments to the King County 2012 - Countywide Planning Policies, as
114 shown by Attachment 1 to Ordinance 14391, are hereby ratified on behalf of the
115 population of unincorporated King County.

116 L. The amendments to the King County 2012 - Countywide Planning Policies, as
117 shown by Attachment 1 to Ordinance 14392, are hereby ratified on behalf of the
118 population of unincorporated King County.

119 M. The amendments to the King County 2012 - Countywide Planning Policies, as
120 shown by Attachment 1 to Ordinance 14652, are hereby ratified on behalf of the
121 population of unincorporated King County.

122 N. The amendments to the King County 2012 - Countywide Planning Policies, as
123 shown by Attachments 1 through 3 to Ordinance 14653, are hereby ratified on behalf of
124 the population of unincorporated King County.

125 O. The amendments to the King County 2012 - Countywide Planning Policies, as
126 shown by Attachment 1 to Ordinance 14654, are hereby ratified on behalf of the
127 population of unincorporated King County.

128 P. The amendments to the King County 2012 - Countywide Planning Policies, as
129 shown by Attachment 1 to Ordinance 14655, are hereby ratified on behalf of the
130 population of unincorporated King County.

131 Q. The amendments to the King County 2012 - Countywide Planning Policies, as
132 shown by Attachments 1 and 2 to Ordinance 14656, are hereby ratified on behalf of the
133 population of unincorporated King County.

134 R. The amendments to the King County 2012 - Countywide Planning Policies, as
135 shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the
136 population of unincorporated King County.

137 S. The amendments to the King County 2012 - Countywide Planning Policies, as
138 shown by Attachments A, B and C to Ordinance 15121, are hereby ratified on behalf of
139 the population of unincorporated King County.

140 T. The amendments to the King County 2012 - Countywide Planning Policies, as
141 shown by Attachment A to Ordinance 15122, are hereby ratified on behalf of the
142 population of unincorporated King County.

143 U. The amendments to the King County 2012 - Countywide Planning Policies, as
144 shown by Attachment A to Ordinance 15123, are hereby ratified on behalf of the
145 population of unincorporated King County.

146 V. The amendments to the King County 2012 - Countywide Planning Policies, as
147 shown by Attachments A and B to Ordinance 15426, are hereby ratified on behalf of the
148 population of unincorporated King County.

149 W. The amendments to the King County 2012 - Countywide Planning Policies.
150 as shown by Attachments A, B, and C to Ordinance 15709, are hereby ratified on behalf
151 of the population of unincorporated King County.

152 X. The amendments to the King County 2012 - Countywide Planning Policies, as
153 shown by Attachment A to Ordinance 16056 are hereby ratified on behalf of the
154 population of unincorporated King County.

155 Y. The amendments to the King County 2012 - Countywide Planning Policies, as
156 shown by Attachments A, B, C, D, E, F and G to Ordinance 16151, are hereby ratified on
157 behalf of the population of unincorporated King County.

158 Z. The amendments to the King County 2012 - Countywide Planning Policies, as
159 shown by Attachment A to Ordinance 16334, and those items numbered 1 through 11, 13
160 and 15, as shown in Attachment B to Ordinance 16334, are hereby ratified on behalf of
161 the population of unincorporated King County. Those items numbered 12 and 14, shown
162 as struck-through on Attachment B to Ordinance 16334, are not ratified.

163 AA. The amendments to the King County 2012 - Countywide Planning Policies,
164 as shown by Attachment A to Ordinance 16335 are hereby ratified on behalf of the
165 population of unincorporated King County.

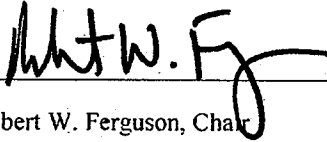
166 BB. The amendment to the King County 2012 - Countywide Planning Policies,
167 as shown by Attachment A of Ordinance 16336, is hereby ratified on behalf of the
168 population of unincorporated King County. Additionally, by Ordinance 16336, an
169 amendment to the Interim Potential Annexation Area Map to include any additional
170 unincorporated urban land created by the Urban Growth Area (UGA) amendment in the
171 Potential Annexation Area of the city of Black Diamond is hereby ratified on behalf of
172 the population of unincorporated King County.

173 CC. The amendments to the King County 2012 - Countywide Planning Policies,
174 as shown by Attachments A and B to this ordinance are hereby ratified on behalf of the
175 population of unincorporated King County.

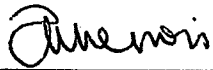
Ordinance 16747 was introduced on 11/23/2009 and passed by the Metropolitan King County Council on 1/25/2010, by the following vote:

Yes: 8 - Ms. Drago, Mr. Phillips, Mr. von Reichbauer, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 1 - Mr. Gossett

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

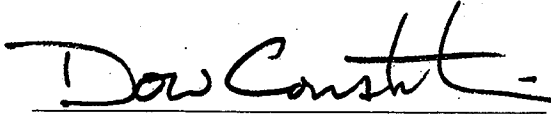

Robert W. Ferguson, Chair

ATTEST:


Anne Noris, Clerk of the Council

RECEIVED
2010 FEB - 5 PM 4: 05
CLERK
KING COUNTY COUNCIL

APPROVED this 4th day of February, 2010


Dow Constantine, County Executive

Attachments: A. Motion 09-1, B. Motion 09-2

10/28/09

Sponsored By: Executive Committee

/th/pr

MOTION NO. 09-1

A MOTION to adopt a work plan and schedule to address the policy framework for allocation of regional services and facilities.

WHEREAS, the Growth Management Planning Council has directed staff to develop recommendations for a major update of the Countywide Planning Policies in 2010 to bring those policies into consistency with Vision 2040.

WHEREAS, the Growth Management Planning Council has developed proposed growth targets for housing and employment, that implement the Regional Growth Strategy contained in Vision 2040 while providing 20-year targets for cities to use in the next round of GMA comprehensive plan updates.

WHEREAS, since the Countywide Planning Policies were first adopted in 1992, significant amounts of growth have occurred inside the urban growth area, within cities and unincorporated King County, and particularly inside cities with designated urban centers, where pending growth targets would direct even greater amounts of growth .

BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES AS FOLLOWS:

Direct staff to pursue a work plan for phase I of an update of the Countywide Planning Policies.

Goal of Work Program:

The GMPC will update the Countywide Planning Policies to ensure consistency with the Multi-County Planning Policies contained within Vision 2040, to ensure consistency with the State Growth Management Act, to reflect current terminology and relevant references, and to establish the policy framework for advancing the Regional Growth Strategy through prioritized allocation of regional services and facilities. Phase One of the work plan is focused on establishing one or more Framework policies that will advance the Regional Growth Strategy through prioritized allocation of regional services and facilities, while continuing to serve all communities in King County

Context:

With the adoption of the new growth targets, King County is facing an increased amount of growth countywide and a pattern of growth that concentrates housing and employment in cities with Urban Centers. Communities throughout the county recognize that their ability to accommodate growth depends on adequate provision of services and facilities. Further, a number of cities are concerned that the existing provision of services and facilities are inadequate to meet current needs. The first priority in developing the work program will be to define the regional services and facilities that are necessary to support growth.

Direct staff to develop options for new CPP policy language that will prioritize regional service delivery in ways that promote the regional growth strategy. In developing that policy, staff should address these issues according to the schedule shown below:

- Define what constitutes the "regional services" affected by this policy;
- Identify the existing policy basis for delivering regional services;
- Draft new policy options that address regional service delivery for GMPC consideration by the end of the first quarter of 2010.

Schedule for further work on proposed policy options:

Task	Due Date
Define regional services and facilities that are tied to growth	4 th Qtr, 2009
Identify existing policy basis for future delivery of services and facilities	4 th Qtr, 2009
Draft policy options for guidance on delivering regional services and facilities	March 1, 2010
Present policy options to GMPC for first reading and discussion	End of 1 st Qtr, 2010
Revise policy options as directed by GMPC	Mid-April, 2010
Approval of policy amendment(s) and direction of next steps by GMPC	Late April, 2010

Adopted by the Growth Management Planning Council of King County on October 28, 2009 in open session, and signed by the chair of the GMPC.


Kurt Triplett, Chair, Growth Management Planning Council

10/28/09

Sponsored By: Executive Committee

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MOTION NO. 09-2

A MOTION by the Growth Management Planning Council of King County recommending the amendment of the Countywide Planning Policies updating existing policies to provide for housing and employment targets for the period 2006-2031. This motion also amends Table LU-1 of the Countywide Planning Policies by replacing the existing Household and Employment Growth Targets for the 2001-2022 period with new Housing and Employment Growth Targets for the 2006-2031 period.

WHEREAS, in accordance with the Growth Management Act (GMA), the 2002 Countywide Planning Policies established household and employment targets for each city and for King County through 2022; and

WHEREAS, the 2002 targets need to be updated to reflect projected growth through 2031 in accordance with the GMA (RCW 36 70A 110); and

WHEREAS, Countywide Planning Policy FW-3 states that the adopted household and employment targets shall be monitored by King County annually with adjustments made by the Growth Management Planning Council utilizing the process established in FW-1, Step 6; and

WHEREAS since June, 2008 staff from King County and the cities in King County have worked cooperatively to analyze and recommend new 20-year housing and employment targets; and

WHEREAS the Growth Management Planning Council met and discussed the updates of the housing and employment growth targets for the period 2006-2031, with opportunity for public comment on April 15, 2009, July 15, 2009 and September 16, 2009.

BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES TO AMEND THE POLICIES, TEXT, AND TABLE LU-1 OF THE COUNTYWIDE PLANNING POLICIES AS FOLLOWS:

C. Urban Areas

The following policies establish an Urban Growth Area (UGA), determine the amount of household housing and employment growth to be accommodated within the UGA in the form of targets for each jurisdiction, and identify methods to phase development within this area in order to bring certainty to long-term planning and development within the County. All cities are included in the UGA, with the cities in the Rural Area identified as islands of urban growth. The UGA is a permanent designation. Land outside the UGA is designated for permanent rural and resource uses. Countywide Policies on Rural and Resource Areas are found in Chapter IIIA, Resource Lands, and Chapter IIIB, Rural Areas.

In accordance with the State Growth Management Act (GMA) (RCW 36.70A.110), the State Office of Financial Management (OFM) provides a population projection to each county. The county, through a collaborative intergovernmental process established by the Growth Management Planning Council, allocates the population as growth targets to individual jurisdictions. Forecasts prepared by the Puget Sound Regional Council are used to establish the county employment projection.

The process for allocating growth targets in King County is a collaborative exercise involving input from the county and cities. The allocations determined through this process are to be guided by existing relevant policies at the regional, countywide, and local levels and are to take into account best available data on factors influencing future growth in the region, as follows:

- 1. ~~The PSRC employment forecasts are calculated for the four geographic subareas of the UGA (Sea Shore, South, East, and Rural Cities). These then become subarea employment targets.~~*
- 2. ~~The jurisdictions collectively allocate the OFM population projection to the four subareas based on the projected employment for each area. A small amount of population growth is assumed to occur in the Rural area.~~*
- 3. ~~The technical staff translates the population projections into projected households, taking into account different average household sizes within each subarea. These projections then become subarea household targets.~~*
- 4. ~~Jurisdictions within each subarea negotiate the distribution of subarea household and employment targets using criteria based on Countywide Planning Policies.~~*

The housing and employment capacity in the UGA, based on adopted plans and regulations, should accommodate the projected 20-year growth. Growth is to be accommodated within permanent Urban Areas by increasing densities, as needed. Phasing should occur within the UGA, as necessary, to ensure that services are provided as growth occurs.

- FW-11 The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. An Urban Growth Area, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes Countywide establishment of a boundary for the Urban Growth Area. Local jurisdictions shall make land use decisions based on the Countywide Planning Policies.
- FW-12 The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.
- FW-12(a) All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and job employment forecast. ~~The population projection shall be assigned to the four subareas of King County (Sea Shore, East, South and the Rural Cities) proportionate with the share of projected employment growth.~~ Anticipated growth shall be allocated pursuant to the following objectives:
- a. To plan for a pattern of growth that is guided by the Regional Growth Strategy contained in Vision 2040, the growth management, transportation, and economic development plan for the 4-county central Puget Sound region;
 - b. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;
 - c. To limit development in the Rural Areas;
 - d. To protect designated resource lands;
 - e. To ensure efficient use of infrastructure;
 - f. To improve the jobs/housing balance within the county on a subarea basis;
 - g. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and
 - h. To provide sufficient opportunities for growth within the jurisdictions.
- FW-12(b) The growth targets established pursuant to the methodology described in LU-25c and LU-25d shall be supported by both regional and local transportation investments. The availability of an adequate transportation system is critically important to accommodating growth. The regional responsibility shall be met by planning for and delivering county, state, and federal investments that support the growth targets and the land use pattern of the County. This includes investments in transit, state highways in key regional transportation corridors, and in improved access to the designated Urban Centers. The local responsibility shall be met by local transportation system investments that support the achievement of the targets.
- FW-12(c) Ensuring sufficient water supply is essential to accommodate growth and conserve fish habitat. Due to the substantial lead-time required to develop water supply sources, infrastructure and management strategies, long-term water supply planning efforts in the Region must be ongoing.

1. *Urban Growth Area*

The Growth Management Act requires King County to designate an Urban Growth Area in consultation with cities. The Countywide Planning Policies must establish an Urban Growth Area that contains enough urban land to accommodate at least 20 years of new population and employment growth. The Growth Management Act states: "based upon the population forecast made for the County by the Office of Financial Management, the Urban Growth Areas in the County shall include areas and densities sufficient to permit urban growth that is projected to occur in the County for the succeeding 20-year period. Each Urban Growth Area shall permit urban densities and shall include greenbelt and open space areas." An Urban Growth Area map is attached as Appendix 1, which guides the adoption of the 1994 Metropolitan King County Comprehensive Plan.

LU – 25a Each jurisdiction shall plan for and accommodate the household housing and employment targets established pursuant to LU-25c and LU-25d. This obligation includes:

- a. Ensuring adequate zoning capacity; and
- b. Planning for and delivering water, sewer, transportation and other infrastructure, in concert with federal and state investments and recognizing where applicable special purpose districts; and
- c. Accommodating increases in household housing and employment targets as annexations occur.

The targets will be used to plan for and to accommodate growth within each jurisdiction. The targets do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

LU-25b Growth targets for each Potential Annexation Area shall be set as a proportional share of the overall Urban Unincorporated Area target commensurate with the PAA's share of total Unincorporated Urban Area housing and employment capacity determined in the most recent Buildable Lands Report. As annexations or incorporations occur, growth targets shall be adjusted. Household Housing and employment targets for each jurisdiction's potential annexation area, as adopted in Table LU-1, shall be transferred to the annexing jurisdiction or newly incorporated city as follows:

- a. King County and the respective city will determine new housing household and employment targets for areas under consideration for annexation prior to the submittal of the annexation proposal to the King County Boundary Review Board;
- b. A city's household housing and employment targets shall be increased by a share of the target for the potential annexation area proportionate to the share of the potential annexation area's development capacity located within the area annexed. In the case of incorporation, an equivalent formula shall be used to establish household housing and employment targets for the new city.

Each city will determine how and where within their corporate boundaries to accommodate target increases;

- c. The County's unincorporated Urban areas targets shall be correspondingly decreased to ensure that overall target levels in the county remain the same;
- d. The household housing and employment targets in Table LU-1 will be updated periodically to reflect changes due to annexations or incorporations. These target updates do not require adoption by the Growth Management Planning Council.

LU -25c The target objectives identified in FW-12a shall be realized through the following methodology for allocating housing household targets:

- a. Determine the additional population that must be accommodated countywide by ~~calculating the difference between the most recent Census count and the State Office of Financial Management population projection for the end of~~ during the twenty year planning period based on the range of population projections made by the State Office of Financial Management for the county and 4-county central Puget Sound region and guided by the Regional Growth Strategy contained in Vision 2040;
- b. ~~Subtract a percentage from that number to represent the amount of growth that is assumed to occur in the unincorporated Rural Area;~~
- b. Assign proportions of the ~~urban countywide~~ population growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands ~~the four subareas (Sea-Shore, South, East, and Rural Cities) based on the proportion of future employment growth forecasted for each of those subareas by the Puget Sound Regional Council;~~
- c. Allocate population growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;
- d. Assume that a small amount of population growth, approximately 3% to 4% of the countywide total, will occur in the Rural area;
- e. Convert the ~~estimated~~ projected population for each ~~subarea~~ Urban Regional Geography to an estimated number of households housing units needed, using projected average household sizes, group quarters population, and vacancy rates that reflect the variation among these subareas observed in the most recent Census;
- f. Allocate a household housing target to individual jurisdictions, within each ~~subarea~~ Regional Geography, based on FW-12a and considering the following factors:
 - 1. the availability of water and the capacity of the sewer system;
 - 2. the remaining portions of previously adopted household targets;
 - 3. the presence of urban centers and activity areas within each jurisdiction;
 - 4. the availability of zoned development capacity in each jurisdiction; and
 - 5. the apparent market trends for housing in the area.
- f. Jurisdictions shall plan for housing household targets as adopted in Table LU-1; and

- g. Monitoring should follow the process described in policy FW-1.

A portion of the urban employment growth will occur in Activity Areas and neighborhoods in the Urban Area. This employment growth will support the Urban Centers, while balancing local employment opportunities in the Urban Area

LU - 25d The target objectives identified in FW-12a shall be realized through the following methodology for allocating employment targets:

- a. Determine the number of jobs that must be accommodated in each of the four subareas of King County (Sea Shore, South, East, and the Rural Cities) in accordance with the most recent PSRC job estimates and forecasts for during the 20-year planning period based on the most recent forecast of employment growth produced by the Puget Sound Regional Council for the four-county central Puget Sound region, and guided by the Regional Growth Strategy contained in Vision 2040. To account for uncertainty in the employment forecasts, establish a range of new jobs that must be accommodated in each subarea. Unless exceptional circumstances dictate, the range should be 5% on either side of the PSRC forecast.
- b. Assign proportions of the countywide employment growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands;
- c. Allocate employment growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;
- d. Assume that a small amount of employment growth, less than 1% of the countywide total, will occur in the Rural area;
- e. Allocate an employment target to individual jurisdictions, within each Urban Regional Geography, based on FW-12a and considering the following factors:
 1. the PSRC small area forecasts;
 2. the presence of urban centers, manufacturing/industrial centers, and activity areas within each jurisdiction;
 3. the availability of zoned commercial and industrial development capacity in each jurisdiction and;
 4. the access to transit, as well as to existing highways and arterials.
- f. ~~For each subarea, determine the point within the range upon which jurisdictions within the subarea will base their targets and allocate employment growth targets to individual jurisdictions based on consideration of the following:~~
- c. Jurisdictions shall plan for employment targets as adopted in Table LU-1.

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Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Employment Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
Metropolitan Cities				
Bellevue	17,000	290	53,000	
Seattle	86,000		146,700	
Subtotal	103,000		199,700	
Core Cities				
Auburn	9,620		19,350	-
Bothell	3,000	810	4,800	200
Burien	3,900		4,600	
Federal Way	8,100	2,390	12,300	290
Kent	7,800	1,560	13,200	290
Kirkland	7,200	1,370	20,200	650
Redmond	10,200	640	23,000	
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,800	50	15,500	2,050
Subtotal	75,255		167,250	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley**	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Subtotal	28,050		42,800	
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		-	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		-	
Lake Forest Park	475		210	
Medina	19		-	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		-	
Snoqualmie	1,615		1,050	
Yarrow Point	14		-	
Subtotal	10,922		8,168	
Urban Unincorporated				
Potential Annexation Areas	12,930		3,950	
North Highline	1,360		2,530	
Bear Creek UPD	910		3,580	
Unclaimed Urban Unincorporated	650		90	
Subtotal	15,850		10,150	
King County UGA Total	233,077		428,068	
* Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2008.				
** Target for Maple Valley PAA contingent on approval of city - county joint plan for Summit Place.				

271 ADOPTED by the Growth Management Planning Council of King County on October 28,
272 2009 in open session, and signed by the chair of the GMPC.

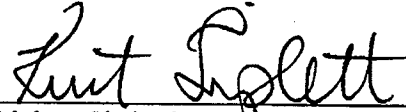
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A handwritten signature in cursive script, reading "Kurt Triplett". The signature is written in dark ink and is positioned above a horizontal line.

Kurt Triplett, Chair, Growth Management Planning Council

ATTACHMENT B

Updated Growth Targets: Process

Updated growth targets were the product of a year-long collaboration between the county and cities. Starting in mid-2008, a Growth Targets Update Committee, comprised of senior planning and technical staff from throughout the county, began monthly meetings for the purpose of reviewing relevant policies and analyses of best available data as a basis for making a recommendation to the GMPC. This committee provided a forum for discussion among jurisdictions, starting at the countywide level, and progressing to cities clustered within each Regional Geography, on where growth can best be accommodated within King County. The Committee held meetings with stakeholders, including developer and real estate organizations, environmental groups, and utility districts representatives. During the spring and summer, members of the staff committee brought draft target numbers to their local elected officials for review and comment. Based on feedback from that local review, the Committee made additional changes to the proposed targets.

Updated Growth Targets: Methodology

The recommended growth targets were developed with consideration of a full range of technical data and guidance from existing policy. The methods and assumptions used in that process are described in the following steps.

- **Establish target time frame.** The year 2031 was established as the target horizon year, giving cities a full 20-year planning period from the GMA update deadline of 2011. The year 2006 was used as a base year because of the availability of complete data, including Buildable Lands estimates.
- **Establish county total for population growth.** Assuming the 4-county region as a whole plans for the mid-range OFM projection, King County gets 42% of the regional population growth through 2031, consistent with *VISION 2040*. The result: growth of 567,000 people between 2000 and 2031 to a total population of 2,304,000. This number represents a small shift of population to King County compared with state projections.
- **Establish county total for job growth.** Using the PSRC forecast of employment for the region, King County gets 58% of the regional employment growth through 2031, consistent with *VISION 2040*. The result: growth of 441,000 jobs between 2000 and 2031 to a total of 1,637,000 jobs. This number represents a shift of about 50,000 jobs out of King County to the other three counties in the region compared with current forecasts.
- **Allocate population to Regional Geographies** within the county, based closely on *VISION 2040*, but also accounting for factors such as recent growth trends and anticipated annexation of major PAAs.

- **Convert population to total 2031 housing units.** Housing units are the element that jurisdictions can regulate and monitor. Also, *VISION 2040* calls for housing unit targets for each regional geography and jurisdiction. This is a change from the current King County CPPs, which set targets for households. Total housing stock needed in 2031 was calculated based on the following assumptions:
 - assumed group quarter (institutions) rates, 2.5% of the year 2031 population;
 - assumed future average household size, 2.26 persons per household, a decline of 0.14 pph from the 2000 Census;
 - assumed vacancy rates to convert households into housing units, a countywide average of 4.3%.

At the Regional Geography level, each of these technical assumptions was adjusted to fit the demographic and housing market variation within the county.

- **Calculate housing growth need within Regional Geographies.** As a final step, the base year (2006) housing stock was subtracted from the total 2031 units to determine the net additional new housing units needed by 2031 in each Regional Geography.
- **Allocate employment growth to Regional Geographies** within the county, based closely on *VISION 2040*, and also accounting for employment changes since 2000.
- **Allocate housing units and jobs to individual jurisdictions.** Within each Regional Geography, the overall targeted level of housing and employment growth was sub-allocated to individual jurisdictions, based on a range of factors that included:
 - "Fair share" distribution of the responsibility to accommodate future growth
 - Existing CPPs, including 2022 growth targets
 - Development trends and land use capacity of current plans
 - Current population, jobs, and land area
 - Local policies, plans, zoning and other regulations
 - Local factors, such as large planned developments, and opportunities and constraints for future residential and commercial development
 - Location within the county
 - Recent annexations to the cities of Renton, Auburn, and Issaquah
- **Sub-allocate the Urban Unincorporated Area targets to smaller areas.** The housing and employment targets for the unincorporated UGA were further allocated to individual Potential Annexation Areas (PAAs) claimed by an individual city as well as to unclaimed or disputed Urban designated areas currently under county jurisdiction. PAA targets were based on the proportion share of unincorporated Buildable Lands capacity located in each PAA. As annexations occur, a share of the unincorporated PAA targets will be shifted to cities.

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