

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

**AGENDA TITLE:** DP-17

**PRESENTED BY:** Interjurisdictional Staff Team (IJT)

**Background**

The 2012 Countywide Planning Policies clarified the procedures for amending the Urban Growth Area (UGA.) In accordance with DP-16, the UGA can be amended only if one of the three criteria is met:

- Land is needed to expand capacity in order to accommodate projected growth;
- Land is part of the Four-to-One Program with at least four times the acreage of the land added to the UGA is dedicated as permanent open space; or
- The area is a King County park being transferred to a city or the park land is less than 30 acres in size and has been owned by the city since 1994.

Subsequently, DP-17 establishes more detailed criteria on which to evaluate proposals to expand the UGA. In a 2013 report by the King County Hearings Examiner regarding a Four-to-One proposal, the Hearing Examiner denied the proposal based on the inability of the proposal to meet the capacity requirement of DP-17a.

**Analysis:**

The intent of the Countywide Planning Policies is to allow land to be added to the UGA by one of three means specified in DP-16. The ability to add land enrolled in the Four-to-One Program or land serving as a park was meant to serve as exceptions to the capacity requirement. Therefore, DP-17a sets up a situation by which even the proposals under the Four-to-One Program would have to meet the capacity requirement.

**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 and is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- b) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- c) 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;
- d) Is not currently designated as Resource Land;
- e) 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
- f) 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.

### **Staff Recommendation:**

Approve Motion 14-2 to amend DP-17, as follows, so that proposals to the expand the UGA under the Four-to-One Program are not required to be based on a need for increased capacity.

**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 ~~((and,))~~;
- 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.

**Next Steps:**

Consider action on Motion 14-2 to amend the DP-17.

**Attachment:**

Motion 14-2 amending DP-17

5/21/14

Sponsored By:

Executive Committee

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**GMPC MOTION NO. 14-2**

A MOTION to amend King County Countywide Planning Policy  
DP-17 to clarify criteria for expansion of the Urban Growth Area.

WHEREAS, the 2012 Countywide Planning Policies clarified the procedures for  
amending the Urban Growth Area (UGA.); and

WHEREAS, in accordance with Policy DP-16, the UGA can be amended only if  
one of the three criteria is met: (1) land is needed to expand capacity in order to  
accommodate projected growth; or (2) land is part of the Four-to-One Program with at  
least four times the acreage of the land added to the UGA is dedicated as permanent open  
space; or (3) the area is a King County park being transferred to a city or the park land is  
less than 30 acres in size and has been owned by the city since 1994; and

WHEREAS, The ability to add land enrolled in the Four-to-One Program or land  
serving as a park was meant to serve as exceptions to the capacity requirement; and

WHEREAS, as currently written, DP-17a sets up a situation by which even the  
proposals under the Four-to-One Program would have to meet the capacity requirement.

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning  
Council of King County hereby recommends that King County Countywide Planning  
Policy DP-17 be amended as follows so that proposals to expand the UGA under the Four-  
to-One Program are not required to be based on a need for increased capacity:

**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 (~~and~~);
- 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.

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Dow Constantine, Chair, Growth Management Planning Council