

Attachment B: GMPC Recommended Amendments to King County Comprehensive Plan Policies Related to Urban Growth Area Amendments through the Four-to-One Program

King County Comprehensive Plan, as adopted (Ordinance 19555) on 12/06/2023

In Chapter 2: Urban Communities, beginning on page 2-34, amend as follows:

1 While urban separators complement the regional open space system by helping to define urban
2 communities, the King County Four-to-One Program provides an opportunity to add land to the
3 regional open space system through the dedication of permanent open space. The Four-to-One
4 Program has been recognized as an innovative land use technique under the Growth
5 Management Act³ and for King County, the purpose of the program is to create a contiguous
6 band of open space, running north and south along the ((main)) Urban Growth Area Boundary.
7 Since its inception in 1994, just over 1,300 acres have been added to the Urban Growth Area
8 while nearly 4,500 acres of permanent open space have been conserved. Changes to the
9 Urban Growth Area through this program are processed as Land Use Amendments to the King
10 County Comprehensive Plan, subject to the provisions in King County Code chapter 20.18.

11

12 **U-185** Through the Four-to-One Program, King County shall actively pursue dedication of
13 open space along the original Urban Growth Area line adopted in the 1994 King
14 County Comprehensive Plan, as amended by Joint Planning Area Agreements for
15 the City of North Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance
16 14117. Through this program, one acre of Rural Area zoned land may be added to
17 the Urban Growth Area in exchange for a dedication to King County of four acres of
18 permanent open space. ~~((Land added to the Urban Growth Area for drainage~~
19 ~~facilities that are designed as mitigation to have a natural looking visual appearance~~
20 ~~in support of its development, does not require dedication of permanent open~~
21 ~~space.))~~

22

23 **U-186** King County shall evaluate Four-to-One proposals for both quality of open space and
24 feasibility of urban development and annexation. The highest-quality proposals shall
25 be recommended for adoption as amendments to the Urban Growth Area. Lands
26 preserved as open space shall retain their Rural Area designations; ~~((and))~~ should
27 generally be configured in such a way as to connect with open space on adjacent
28 properties; and should fully buffer the new urban area from surrounding rural and
29 resource lands.

30

31 **U-187** King County shall use the following criteria for evaluating open space in Four-to-One
 32 proposals: a. Quality of fish and wildlife habitat areas; b. Connections to regional
 33 open space systems; c. Protection of wetlands, stream corridors, ground water and
 34 water bodies; d. Unique natural, biological, cultural, historical, or archeological
 35 features; e. Size of proposed open space dedication and connection to other open
 36 space dedications along the Urban Growth Area line; and f. The land proposed as
 37 open space shall remain undeveloped, except for those uses allowed in ~~((U-188))~~
 38 King County Code 20.18.180.D.

39
 40 **U-188** King County shall preserve the open space acquired through the Four-to-One
 41 Program primarily as natural areas, passive recreation sites or resource lands for
 42 farming or forestry. King County may allow ~~((the following))~~ certain additional uses
 43 only if located on a small portion of the open space, provided that these uses are
 44 found to be compatible with the site's natural open space values and functions such
 45 as those listed in the preceding policy(~~(:~~
 46 a. ~~Trails;~~
 47 b. ~~Compensatory mitigation of wetland losses on the urban designated portion of~~
 48 ~~the project, consistent with the King County Comprehensive Plan and the~~
 49 ~~Critical Area Ordinance; and~~
 50 c. ~~Active recreation uses not to exceed five percent of the total open space area.~~
 51 ~~Support services and facilities for the active recreation uses may locate within~~
 52 ~~the active recreation area only, and shall not exceed five percent of the active~~
 53 ~~recreation area. An active recreation area shall not be used to satisfy the active~~
 54 ~~recreation requirements for the urban designated portion of the project as~~
 55 ~~required by King County Code Title 21A)).~~

56
 57 **U-189** Land added to the Urban Growth Area under the Four-to-One Program shall:
 58 a. not expand the Urban Growth Area from a location that was previously
 59 expanded through the Four-to-One program;
 60 b. be limited to residential development and have a minimum density of ~~((four))~~
 61 eight dwellings per acre~~((and shall));~~
 62 c. be physically ~~((contiguous))~~ adjacent to the original Urban Growth Area line
 63 adopted in the 1994 Comprehensive Plan, as amended by Joint Planning Area
 64 Agreements for the City of North Bend in Ordinance 12535 and the City of
 65 Snoualmie in Ordinance 14117, unless there are limitations due to the
 66 presence of critical areas~~((, and shall));~~

67 d. be able to be served by sewers and other efficient urban services and facilities;
68 provided that such sewer and other urban services and facilities shall be
69 provided directly from the urban area and shall not cross the open space or
70 Rural Area or Natural Resource Lands((-));

71 e. ((Drainage facilities to)) support the urban development ((shall be)) with
72 drainage facilities that are located within the urban portion of the
73 development((-);

74 f. ((In some cases, lands must)) meet the affordable housing requirements under
75 this program; and

76 g. ((The total area)) not result in more than a total of 4,000 acres being added to
77 the Urban Growth Area as a result of this ((policy shall not exceed 4,000
78 acres)) program.

79

80 **U-190** King County shall amend the Urban Growth Area to add Rural Area lands to the
81 Urban Growth Area ((consistent with Policy U-185)) through the Four-to-One
82 program during the annual, midpoint, or ten-year Comprehensive Plan amendment
83 process. Open space dedication shall occur at final formal plat recording. If the
84 applicant decides not to pursue urban development or fails to record the final plat
85 prior to expiration of preliminary plat approval, the urban properties shall be restored
86 to a Rural Area land use designation and associated zoning during the next annual
87 review of the King County Comprehensive Plan.

88

89 **U-190a** For Four-to-One proposals adjacent to an incorporated area, no development
90 proposal or activity shall be allowed until the land added to the Urban Growth Area is
91 annexed into a city or town.