

4/6/79 3⁷⁵

MOTION 4210 -
MUST ACCOMPANY
THIS MOTION

Introduced by: Bill Reams
Pat Thorpe
Bernice Stern
Gary Grant
Tracy J. Owen

MOTION NO. 4152 79-513

1
2 A MOTION relating to policy guidelines
3 to be recognized by the Growth Management
4 Program as new policies and regulations
5 are developed, rescinding Motion 4119.

6
7 PREAMBLE:

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9 Between 200,000 and 270,000 more people and approximately
10 100,000 new jobs are expected to locate in King County
11 by 1990.

12
13 The purpose of the King County Growth Management Program
14 is to develop a new set of policies and regulations
15 which will guide this expected residential, commercial,
16 and industrial growth. The policies and implementing
17 regulations established through this program will clarify
18 the land use policies of the County by clearly identifying
19 areas of the County where development is encouraged as
20 well as those areas which should be permanently reserved
21 as open space. Through this program, ambiguities and
22 conflicts among existing policies will be eliminated and
23 the relationship between the Comprehensive Plan and
24 community plans will be improved. One of the major goals
25 of the Growth Management Program is to revise land develop-
26 ment policy and permit requirements so that all interests
27 may have a clear understanding of County policy and so
28 that the coordination between County land use decisions
29 and utility district actions will be strengthened.

30
31 The County Growth Management Program regularly will
32 provide detailed information on platting and building
33 activity throughout the County, and will monitor the
supply of developable land.

The purpose of this motion is to set forth the objectives
of the Growth Management Program. The Program Guidelines
listed below are intended to govern the development of new
land use policies and related implementing regulations.
The attached discussion paper is intended as a reference
to provide more detailed information regarding the work
program and objectives of the Growth Management Program.

NOW, THEREFORE, BE IT MOVED BY THE COUNCIL OF KING COUNTY:

The following program guidelines and growth management
program discussion paper dated April 6, 1979 shall be used as
new policies and regulations are developed and shall also be
recognized in land use decisions which may be before the County
prior to the adoption of the revised Comprehensive Plan.

PROGRAM GUIDELINE #1 - THE COUNTY LAND USE POLICIES AND
REGULATIONS SHOULD BE DESIGNED TO ACCOMMODATE PROJECTED POPULATION
AND EMPLOYMENT GROWTH, NOT TO LIMIT GROWTH. The expected growth
in new households and jobs should be assumed in all County land
use planning activities.

1 PROGRAM GUIDELINE #2 - THE MAJORITY OF NEW RESIDENTIAL,
2 COMMERCIAL, AND INDUSTRIAL DEVELOPMENT SHOULD BE ENCOURAGED TO
3 LOCATE AROUND ESTABLISHED OR NEW ACTIVITY CENTERS. The County
4 should consider the designation of new activity centers and
5 should develop policies and regulations which will direct housing
6 and commercial development to already existing centers or
7 designated new growth centers. Land use, public transportation
8 and energy policies should be closely coordinated.

9 PROGRAM GUIDELINE #3 - COUNTY LAND USE POLICIES AND
10 REGULATIONS SHOULD INDICATE AREAS WHERE DEVELOPMENT IS ENCOURAGED
11 AND PROVIDE INCENTIVES FOR DEVELOPMENT IN THOSE AREAS. Policy
12 statements, development incentives, and capital expenditures
13 should clearly define areas in the County where both residential
14 and commercial development is encouraged at the present time.

15 PROGRAM GUIDELINE #4 - COUNTY LAND USE POLICIES SHOULD
16 ENCOURAGE DEVELOPMENT TO USE EXISTING PUBLIC CAPITAL INVESTMENTS.
17 Policies and regulations and individual development decisions
18 should encourage development which utilizes public services
19 already available and should discourage the extension of new
20 services to undeveloped areas as long as capacity already exists
21 in current facilities.

22 PROGRAM GUIDELINE #5 - INSOFAR AS POSSIBLE, COUNTY LAND USE
23 POLICIES AND REGULATIONS SHOULD BE DESIGNED TO MINIMIZE HOUSING
24 AND LAND COST INCREASES TO THE CONSUMER. Cost impacts should be
25 considered in any proposed policy or regulations. Such impacts
26 should also be considered in conjunction with other objectives
27 of the Growth Management Program.

28 PROGRAM GUIDELINE #6 - COUNTY LAND USE POLICIES AND
29 REGULATIONS SHOULD PROTECT THOSE LANDS WHERE BUILDING WOULD BE
30 HAZARDOUS OR WHICH ARE INTENDED FOR OPEN SPACE OR URBAN SEPARA-
31 TION. Land covered by this guideline would include but not be
32 limited to floodplains, steep slopes, coal mine areas, earthquake
33 hazard areas, and land intended for parks or urban separation.

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PROGRAM GUIDELINE #7 - COUNTY LAND USE POLICIES AND REGULATIONS SHOULD CONSERVE RESOURCE LANDS AND WATER BODIES. Resource areas covered would include both renewable and non-renewable land resources such as timberlands, open space, water bodies, agricultural lands and extractive resource lands.

PROGRAM GUIDELINE #8 - COUNTY LAND USE POLICIES SHOULD INSURE THAT COUNTY RESIDENTS ARE OFFERED DIFFERENT LIFESTYLE CHOICES, RANGING FROM URBAN TO RURAL. Different lifestyles within the County shall, to the extent possible, be maintained through the policies and regulations of the Growth Management Program. Diversity in types of community areas in the County is encouraged by this guideline.

PROGRAM GUIDELINE #9 - THE COUNTY SHOULD PROVIDE FOR A WIDE VARIETY OF HOUSING OPPORTUNITIES. Diversity in the type of housing stock and diversity of uses within neighborhoods is encouraged by this guideline.

PASSED this 9th day of April, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Reilly Chow
Chairman

ATTEST:

Janet M. Owens DEPUTY
Clerk of the Council

GENERAL DEVELOPMENT GUIDE

Proposed Outline

- I. INTRODUCTION
 - A. Purpose
 - B. Plan Process and Implementation
- II. GENERAL DEVELOPMENT CONCEPT
 - A. Goals for the County
 - B. Goals for Subcounty Areas
 - 1. Urban-Suburban
 - 2. Reserve
 - 3. Rural
- III. HOUSING AND RESIDENTIAL DEVELOPMENT
 - A. Housing
 - B. Residential Development Guidelines
- IV. EMPLOYMENT CENTERS
 - A. Business and Commercial Development
 - B. Industrial Development
 - C. Natural Resources
 - 1. Renewable Resources
 - 2. Extractive Industries
- V. UTILITIES
 - A. Sewer General Plan
 - B. Water
- VI. PUBLIC FACILITIES
- VII. TRANSPORTATION
- VIII. OPEN SPACE AND ENVIRONMENT
 - A. Open Space
 - B. Hazard Areas
 - C. Resource Areas
- IX. ENERGY
- X. AGRICULTURE
- XI. HORTICULTURE
- XII. AQUACULTURE
- XIII. SHORELINE MANAGEMENT

COMMUNITY PLANS

ADOPTED KING COUNTY COMPREHENSIVE PLAN ORDINANCES

Physical Development Policies - may be revised and condensed (may be combined with new policies)

Comprehensive Plan - 1974 (Resolution No. 28742)

Open Space Policies (Ordinance 1096, 1972)

Steep Slopes Policies (Ordinance 1683, 1973)

Wetlands Policies (Ordinance 1838, 1973)

Wildlife Habitat Policies (Ordinance 1840, 1973)

Housing Policies (Ordinance 2555, 1974)

Growth and Quality of Life Policies (Ordinance 3345, 1977)

Upper Green River Valley Policies (Ordinance 1285, 1972)

West Campus Plan Augmentation (Ordinance 1435, 1972)

Agriculture Lands Policies (Ordinance 1839, 1973)

Interim Policy for Extractive Industries (Motion 256, 1970)

Shoreline Management Master Program (Ordinance (Ord. 3688, 3689, 3692, 1977)

Heritage Sites as Open Space (Ordinance 2991, 1976)

Agricultural Lands (Ordinance 3064, 1977)

Energy Policies (Ordinance 3649, 1978)

Park Development Policies (Ordinance 3813)

Functional Plans - to remain as adopted

Urban Trails Plan (Motion 625, 1971)

Interim Transportation Plan (Motion 1744, 1974)

ATV Action Plan (Motion 2137, 1975)

General Bicycle Plan (Motion 2314, 1976)

Solid Waste Management Plan (Ordinance 2918, 1976)

Transportation Policies (Ordinance 3384, 1977)

Comprehensive Sewerage Plan (Ordinance 4035)

Adopted King County Comprehensive Plan Ordinances
Page 2

Community Plans

Bear Creek Middle Plan (Ordinance 1018, 1971)

Federal Way Community Plan (Ordinance 2401, 1975)

Sea-Tac Communities Plan (Ordinance 2883, 1976)

Northshore Communities Plan (Ordinance 3325, 1977)

Highline Communities Plan (Ordinance 3538, 1977)

1979 GROWTH MANAGEMENT WORK PROGRAM

I. Revise 1964 Comprehensive Plan into new General Development Guide (Phase I).

1. o Council Motion (or GMC action) outlining assumptions of Growth Management Program
- o Growth Management Work Program - 1979
2. Presentation of the background information papers -
 - (a) Cost of Growth Study
 - (b) Supply-Demand Study
 - (c) Housing Market Study
3. Examine existing policies of comprehensive plan (see attached List A) and related to proposed outline of General Development Guide (see Attachment B)

Spring 1979

This step will outline existing comprehensive plan chapters which will be deleted or significantly reduced, and new chapters which are needed.

4. Development of four discussion papers on the major new areas of policy development -
 - (a) Development Concept (already discussed in Committee 10/78, 12/78)
 - (b) Employment Centers (will also address Policies Motion March 1st deadline)
 - (c) Hazard & Resource Lands (includes implementing sensitive area maps)
 - (d) Housing (may include guidelines for Community Plans)

Spring 1979

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5. Public Input on Growth Management Program (series of public meetings around the County - organized through Policy Development Commission).

Spring 1979

- (a) Presentation of the issues and problems of growth (slide show)

(b) Presentation of the major decisions which need to be made (alternatives in the areas covered by the 4 discussion papers).

(c) Solicitation of public response (hand-out of written material to be mailed back).

*Summer-Fall
1979*

6. Develop drafts of new and revised sections of General Development Guide

(a) incorporate public input

(b) undertake economic impact analyses of proposals

7. Present draft General Development Guide to full Council for adoption to replace 1964 Comprehensive Plan as decision guideline for all physical development.

II. Growth Management Implementation Regulations

Fall 1979

1. Development incentives (develop proposals)

Spring 1979

2. New zoning classification for Reserve area

Fall 1979

3. F-R zone - review and possible revision

4. Interim area zoning proposals for non-community planning areas.

III. Land Development Information System

*Throughout
1979*

1. Work with Systems Services in establishing a computerized system to monitor platting and building activity quarterly.

2. Monitor amount of vacant land within the County and within Local Service Areas of Sewer General Plan.

3. Collect and analyze available information on population and employment forecasts for King County.

IV. Utility Planning Issues

1. Sewerage General Plan
 - Spring 1979* o Metro adoption process.
 - Throughout 1979* o LSA amendment requests reviewed by GMC
2. Update 1709 series on special district plan approvals.
3. Continue review of special district plans for consistency with County land use plans.
4. Water Planning - amendment to Ordinance 3579 on water provision.
5. On-site sewage disposal regulations (currently before Board of Health).

4/6/79

GROWTH MANAGEMENT PROGRAM

DISCUSSION PAPER

Since 1964, King County has adopted over 30 major ordinances on land use policy which, together, comprise the comprehensive plan. The list of policies is impressive - included are statements on housing, commercial and industrial development, open space, energy, transportation, and quality of life. But similar to other parts of the country, King County has found that adoption of policies alone does not guarantee their implementation.

Many residents feel that the recent residential and business development that has occurred under the existing policies has threatened the quality of life which has characterized this area as one of the most livable in the country. The necessity to provide for permanently undeveloped areas within a growing metropolitan area has become evident. The need for more effective land use policies and implementation mechanisms to both direct growth and preserve certain lands has been a major factor leading to the creation of the King County Growth Management Program.

One of the primary aims of this program is to revise the existing King County Comprehensive Plan into a new General Development Guide - a concise statement of the County's policies and guidelines for land use decision-making.

A number of factors have led to the decision to undertake this plan revision:

- o The population projections for King County (a total population of over 1,400,000 by 1990) mandate that specific policies be considered to deal with this growth.
- o The link between the general policies of the 1964 Plan and land use regulations has been neither direct nor effective.
- o The timing of development has not been addressed by the existing plan.
- o Functional planning (especially for sewers and water distribution) is one of the major elements of current land use planning - this was not the case at the time the 1964 Comprehensive Plan was adopted; therefore, facility decisions have not been adequately coordinated with land use decisions.
- o The emergence of community planning as the major citizen-based and sub-county planning activity in the County requires a new type of County Comprehensive Plan.

Planning currently takes place at two levels in King County: comprehensive planning and area-specific community planning. The emergence of community planning as the primary vehicle for citizen participation and as the mechanism for coordinating

capital planning with general policy planning has significant implications for the General Development Guide. While the General Development Guide will provide county-wide land use policies, the community plans will be where these general policies will be applied (in many cases, through mapping).

One of the important functions of the General Development Guide will be to establish a general development concept for the County, which will provide the framework for many of the specific policies within the plan and will be applied to each community planning area. A development concept based on designating three general types of subcounty areas will be the basis for the new General Development Guide to be developed through the growth management program.

(Please refer to the October 1976 County study, the Subcounty Service Area Feasibility Study, for further background). Under this concept, the County will be divided into three different areas: urban-suburban, reserve, and rural - each of which will be subject to a different set of land use goals and policies.

The first of these areas, the urban-suburban area, would consist of those parts of the County where both residential and commercial-industrial development and employment centers would be encouraged to locate at the present time. Policies and regulations for this area would aim to reduce commuting time and encourage self-sufficient communities. (More specific policies would direct the location of such developments). This area would be characterized by the existence of all urban services and would include a number of fully developed communities. Implementation of the urban area policies might include measures to streamline the processing of development permits and to reserve a portion of capital budget funds for projects within the area. The Sewer General Plan Local Service Area would be coterminous with most of this area. In some situations, sewers might not be currently available within the urban-suburban area, but county policy for this area would permit extension of sewers within the area although the County would not require mandatory hook-ups to such extensions.

The second type of area to be addressed through a Subcounty Area Development Concept would be a reserve area. These parts of the county would include scattered development, generally low population densities, and a currently inadequate array of urban services to support urban or suburban development. County policies and regulations for this area would emphasize one goal: to reserve this area for potential efficient urban-suburban development at a future time. Both zoning and functional service planning would encourage a type of development which would provide the necessary large tracts of undeveloped land for the efficient expansion of urban services. Utility planning would be endorsed by the County only in cases where the financial feasibility of new facilities would not be dependent on development in the reserve area. Some portions of the area designated as reserve would eventually change to the urban-suburban designation (and also become subject to the policies and regulations applicable to that area), as it becomes necessary to serve more land for urban-suburban development. The comprehensive policies of the General Development Guide would provide sets of policies and guidelines for the designation of each of these areas. Actual mapping of designations for the urban-suburban and reserve area will occur primarily through the community planning process.

The final and third area to be defined in a subcounty area development concept is the rural area. Mostly occurring in Eastern King County, the purpose of this designation would be to protect the numerous natural resources located in rural areas and to maintain their existing rural character. No urban level services, including major trunk

sewers, would be available or permitted in this area, with the exception of those existing in the small rural town centers. Because of the intention that this area should remain rural, long-life on-site sewage disposal systems would be encouraged; these systems would not be considered as interim sewage disposal solutions.

In addition to the specific policies for each of the three subcounty areas, a number of general county-wide policies have been endorsed by the County to set the framework for the new General Development Guide and other related growth management activities. These "program guidelines" are described below.

PROGRAM GUIDELINE #1 -

The County land use policies and regulations should be designed to accommodate projected population and employment growth, not to limit growth. The expected growth in new households and jobs should be assumed in all County land use planning activities and decisions.

PROGRAM GUIDELINE #2 -

The majority of new residential, commercial, and industrial development should be encouraged to locate around established or new activity centers. Consistent with the urban center development concept, policies and regulations which influence the location of new development should focus such development in areas adjacent to defined activity centers. Activity centers would be defined as major concentrations of residential and business development. This could include defining new centers as well as already existing centers. One of the bases for this guideline is the need to locate homes and employment centers in close proximity to each other to reduce energy use.

PROGRAM GUIDELINE #3 -

County land use policies and regulations should indicate where development is encouraged and provide incentives for development in those areas. The Growth Management Program should clearly describe those areas in the County where development is encouraged to occur. Incentives such as streamlined permit processing might be provided for these areas.

PROGRAM GUIDELINE #4 -

County land use policies should encourage development to use existing public capital investments. New development should not require excessive public expenditures related to the extension of capital facilities or public services. Where capacity is available, this capacity should be used before extending new services.

PROGRAM GUIDELINE #5 -

Insofar as possible, County land use policies and regulations should be designed to minimize housing and land-cost increases to the consumer. Insofar as possible, the County should adopt new policies and regulations which by themselves will not have direct effects of increasing either housing or land costs. The County recognizes that it is not possible to adequately measure all of the effects of

any policy or regulation; this is intended to be one of the considerations in the impact assessment of proposed policies or regulations. The County encourages that the capital costs of new development within areas designated for such development be assumed by the development itself.

PROGRAM GUIDELINE #6 -

County land use policies and regulations should protect those lands where building would be hazardous or which are intended for open space or urban separation. The County should adopt specific policies and regulations, to ensure that certain lands with characteristics which would make development hazardous are not developed or in a few cases, are developed in a very limited way. This guideline also includes lands intended for parks or urban separation.

PROGRAM GUIDELINE #7 -

County land use policies and regulations should conserve resource lands and water bodies. Both renewable and non-renewable resources should be clearly recognized in County land use policies and regulations. The types of available uses may differ from those for hazard lands, but in both cases, County policies should look at hazard or resource lands as the least developable in the County. Resource lands might include agricultural lands, timber lands, and extractive resource areas.

PROGRAM GUIDELINE #8 -

County land use policies should insure that county residents are offered different lifestyle choices, ranging from urban to rural. The County wishes to protect the diversity that now exists between various parts of the metropolitan area. This guideline is intended to ensure the unique characteristics and lifestyles of the County will be maintained by the County in its land use planning.

PROGRAM GUIDELINE #9 -

The County should provide for a wide variety of housing opportunities. Diversity in housing types and cost ranges should be encouraged. The availability of undeveloped land according to zoning shall be monitored continually by the County, to ensure an adequate supply of developable land. Neighborhoods which include mixed housing types are also supported by this guideline.

GROWTH MANAGEMENT WORK PROGRAM

The Growth Management Program is a new County planning effort by name only. In 1978, a new Council Growth Management Committee and a new Growth Management Section of the Planning Division were named.

However, active land use planning has been occurring in the County for the past 15 years since the adoption of the first Comprehensive Plan in 1964. The Growth Management Program is responsible for coordinating a number of on-going planning efforts as well as developing the General Development Guide. This means that the work program will include the development of both new policies and new regulations and guidelines for coordinating existing plans. The attached work program summary highlights some of the major elements of the work program.

Public input will be solicited at a series of meetings around the County in the Spring of 1979. Further information can be obtained from the Growth Management Program, Room 217, King County Courthouse, Seattle, Washington. 98104.