

DENSMOT.SUB VN/ji
June 25, 1991

Sims, Nickels
Laing, Barden

Introduced by: Sullivan
Proposed No.: 91-443

MOTION NO. 8328

1
2 A MOTION relating to the implementation
3 of the comprehensive plan policies
4 regarding density goals in the community
5 plans and to provide for minimum
6 densities in urban areas.

7 WHEREAS, King County is experiencing and will continue to
8 experience growth, both in its cities and unincorporated areas,
9 and

10 WHEREAS, the Washington State Legislature approved SHB
11 2929 (1990 Wash. Laws 17) which specifies that urban growth be
12 located in areas designated as urban, and

13 WHEREAS, the King County Comprehensive Plan states that
14 the county should seek to achieve an average density of 7 to 8
15 dwelling units per acre in the Urban Area, and

16 WHEREAS, the growth capacity in the urban and transitional
17 areas of unincorporated King County in 1985 was 355,000 housing
18 units, and

19 WHEREAS, the King County Council has approved and will be
20 asked to approve Executive proposals for density restrictions
21 in environmentally sensitive areas of the County, and

22 WHEREAS, residential densities have been much lower in
23 unincorporated King County than inside cities, and

24 WHEREAS, the County does not require projects to meet
25 zoning densities to ensure the most efficient use of the
26 county's buildable land, and

27 WHEREAS, the under utilization of zoned land can adversely
28 affect the ability of home buyers to afford housing, and

29 WHEREAS, the King County Council has an obligation to
30 ensure compliance with the Growth Management Act as well as the
31 county's comprehensive plan, and

1 WHEREAS, nothing in this motion is intended to undermine
2 the King County Sensitive Area Ordinance, State Environmental
3 Policy Act, or environmental policies contained within the King
4 County Comprehensive Plan;

5 NOW, THEREFORE BE IT MOVED by the Council of King County:

6 A. The King County Executive is requested to ensure that
7 the county's density goals for urban areas are met in the
8 community plans by increasing the permitted densities in areas
9 suitable for urban growth to balance the densities lost through
10 density restrictions applied to protect environmentally
11 sensitive lands, particularly streams and wetlands.

12 B. The King County Executive is also requested to develop
13 a policy as part of the Comprehensive Plan update process to
14 require that projects meet minimum density standards with due
15 regard for environmental protection.

16 C. The King County Executive is also requested to develop
17 a policy as part of the Comprehensive Plan update which will
18 ensure that densities in the urban designated areas of
19 community planning areas are sufficient to support transit
20 service.

21 D. The King County Executive is requested to ensure that
22 where densities are increased in community plans, that all
23 Comprehensive Plan policies are complied with, including but
24 not limited to: F105, R201, R204, and R207.

25 PASSED this 8th day of July, 1991.

26 KING COUNTY COUNCIL
27 KING COUNTY, WASHINGTON

28 Lois North
29 Chair

30 ATTEST:

31 Gerald A. Peters
32 Clerk of the Council
33