

12/01/98

clerk 12/15/98
cw

Introduced By: Larry Gossett
Larry Phillips

Proposed No.: 98-520

1
2 MOTION NO. **10601**

3 A MOTION outlining a recommended study of lands
4 formerly zoned RM-900.

5 WHEREAS, RCW 36.70A.020(4), which establishes the state's planning goal with
6 respect to housing, encourages the availability of affordable housing for all economic
7 segments of the population, and

8 WHEREAS, the Countywide Planning Policies and the King County
9 Comprehensive Plan identify adequate housing for all economic segments of the
10 population as a basic need for all King County residents and an issue of countywide
11 concern, and

12 WHEREAS, the county estimates that roughly twenty-one percent of all King
13 County households do not have affordable housing but live in housing which is too
14 expensive, overcrowded or in poor condition, and

15 WHEREAS, the county estimates that only fifty-three percent of demand for
16 affordable housing is met for households earning thirty percent or less of the median
17 income, and only sixty-one percent of demand for affordable housing is met for households
18 earning between fifty and one-hundred-twenty percent of median income, and

1 WHEREAS, the county estimates that fifty-seven percent of additional households
2 forecast for King County over the next twenty years will have incomes below one-
3 hundred-twenty percent of the county median, and

4 WHEREAS, RCW 36.70A.070, Countywide Planning Policy AH-1, and the King
5 County Comprehensive Plan Housing Chapter underscore the importance of providing
6 sufficient land for a range of housing types and affordabilities, including lands zoned for
7 affordable housing types such as high-density single-family housing and multifamily
8 housing, and

9 WHEREAS, in the zoning code conversion from Title 21 to Title 21A some
10 properties zoned RM-900 by Title 21 were converted to zones other than residential
11 multifamily, based on the existence of adjacent nonresidential uses, and

12 WHEREAS, some properties formerly zoned RM-900 were adjoined by both
13 residential and commercial uses at the time of conversion, and

14 WHEREAS, some properties formerly zoned RM-900 which were adjoined by both
15 residential and commercial uses at the time of conversion and were converted to zones
16 other than multifamily may also be appropriate for multifamily residential development,
17 and

18 WHEREAS, King County Comprehensive Plan Policy H-102 and subsequent text
19 direct the county to use a range of tools, including subarea plans, to help identify
20 appropriate locations for affordable housing development and redevelopment, and

21 WHEREAS, K.C.C. 20.18.080 allows the initiation of subarea plans by motion at
22 any time;

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

2 A. In order to increase opportunities for affordable multifamily housing, the county
3 executive is requested to undertake a subarea plan. This plan shall study lands formerly
4 zoned RM-900 in the Highline area of unincorporated King County that were converted to
5 nonresidential uses by Ordinance 11653 and to determine whether any of these lands might
6 be appropriate for urban high-density residential development.

7 B. The county executive is further requested to transmit by March 30, 1999 this
8 initial subarea plan to include land use and zoning changes that are recommended as a
9 result of this study and also to include a public participation note pursuant to the
10 requirements of K.C.C. 20.18.070B.

11 PASSED by a vote of 13 to 0 this 14th day of December,
12 1998.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Louise Miller
16 Chair

17 ATTEST:

18 E. J. [Signature]
19 Clerk of the Council