

3/22/79

Introduced by:

TRACY J. OWEN  
Bill Reams  
Pat Thorpe  
Bernice Stern  
Gary Grant

*Rescinded by Motion 4152*

79-425

MOTION NO. 4119

A MOTION relating to policy guidelines to be recognized by the Growth Management Program as new policies and regulations are developed.

PREAMBLE:

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

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

The County Growth Management Program regularly will provide detailed information on platting and building 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 March 20, 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.

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

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

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

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

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

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PROGRAM GUIDELINE #6 - COUNTY LAND USE POLICIES AND REGULATIONS SHOULD PROHIBIT OR SIGNIFICANTLY REDUCE DEVELOPMENT ON LANDS WHERE BUILDING WOULD BE HAZARDOUS OR WHICH ARE INTENDED FOR PARKS, OPEN SPACE OR URBAN SEPARATION. Land covered by this guideline would include but not be limited to floodplains steep slopes, coal mine areas, earthquake hazard areas, and land intended for parks or urban separation.

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 2nd day of April, 1979.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Ruby Chow  
Chairman

ATTEST:

Janeth M. Amara DEPUTY  
Clerk of the Council