

06/23/98

Introduced By: Larry Phillips
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Jane Hague

CW:ac

Proposed No.: 98-362

MOTION NO. 10490

A MOTION outlining a recommended work program to address rural growth.

WHEREAS, RCW 36.70A.070 stipulates that the county's comprehensive plan shall designate an urban growth area within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature, and

WHEREAS, the Countywide Planning Policies and the King County Comprehensive Plan focus on the urban growth plan as the primary means of accommodating future growth in accordance with Growth Management Act planning goals, and

WHEREAS, in order achieve and maintain rural character in accordance with the Act, Countywide Planning Policy FW-10 directs the county and the cities to use a range of tools including at minimum land use designations, development regulations, level of service standards and incentives, and

WHEREAS, Countywide Planning Policy LU-25.b. encourages revisions to the county's land development regulations to address issues such as incentives for reconsolidation of nonconforming and unbuildable lots, application of current regulations if discretionary extensions of preliminary plat approvals are allowed, and subdivision site design to minimize conflict with nearby farming and forestry activities, and

1 WHEREAS, King County Comprehensive Plan Policy R-105 states that a Rural Area
2 20-year growth target range of 5,800 to 8,200 net new households will be used by the county to
3 assess possible impacts of growth on public services and the environment and to provide a basis
4 for establishing rural facility and service levels, and

5 WHEREAS, King County Comprehensive Plan Policy R-106 stipulates that the county
6 is required to develop a rural phasing program by December 31, 1996 that meters the rate of
7 growth to ensure development in the Rural Area is consistent with the growth target, supports
8 the land use pattern of the Comprehensive Plan, and preserves the character of the Rural
9 Area, and

10 WHEREAS, Policy R-106 was amended in 1996 to require that the scope of this
11 program include the consideration of other elements affecting growth in the Rural Area
12 including development regulations in Titles 14, 19 and 21A; water issues and fire flow;
13 sensitive area density credits; road standards and variances; and accessory dwelling units, and

14 WHEREAS, development in the rural areas is declining since the county's
15 implementation of the Growth Management Act, however, the current rate of rural growth
16 still is significantly higher than the growth targets contained in Comprehensive Plan Policies
17 R-105 and R-106;

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

19 A. In order to stabilize rural residential capacity, the county executive is requested
20 to provide an expeditious administrative or legislative means of limiting separate lot
21 development by methods outside the provisions of Title 19 and to transmit ordinances by
22 early August 1998 which propose additional regulatory revisions to the following titles:
23 Title 19 to address land segregation limitations in the creation of new rural lots; Title 14 to

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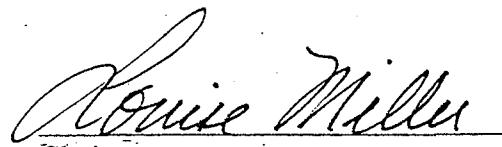
address concurrency and road standards; and Title 21A to address related zoning provisions.

B. In order to address phasing of growth on existing rural lots, the executive is further requested to provide to the council a recommendation, including a complete legal assessment of the alternatives considered by the executive, to implement or amend King County Comprehensive Plan Policies R-105 and R-106. The council encourages the transmittal of this recommendation no later than September 1, 1998.

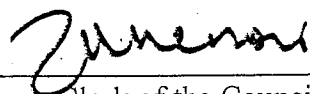
C. All measures officially proposed by the executive or a member of the council as a result of the directives herein shall be afforded public review in accordance with county code. In addition to this notice, both branches of county government are asked to actively engage the public at large in the review of draft proposals by utilizing media releases and by providing easily accessible information to include the use of the county internet.

PASSED by a vote of 13 to 0 this 29th day of June,
1998

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

Attachments: