



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 14, 2008

Ordinance 16056

Proposed No. 2008-0074.2

Sponsors Gossett

1 AN ORDINANCE ratifying for unincorporated King
2 County an action by the Growth Management Planning
3 Council to adopt the 2007 Buildable Lands Report; and
4 amending Ordinance 10450, Section 3, as amended, and
5 K.C.C. 20.10.030 and Ordinance 10450, Section 4, as
6 amended, and K.C.C. 20.10.040.

7

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Findings: The council makes the following findings:

10 A. The Growth Management Act ("GMA") requires King County and its cities to
11 implement a review and evaluation program, commonly referred to as "Buildable Lands"
12 and requires completion of an evaluation report every five years. The first King County
13 Buildable Lands Report ("BLR") was submitted to the state in 2002.

14 B. RCW 36.70A.215 establishes the required elements of that program to
15 include:

16 1. Annual data on land development; and

17 2. Periodic analyses to identify "land suitable for development" for anticipated
18 residential, commercial, and industrial uses.

19 C. Based on the findings of the five-year evaluation, a county or city may be
20 required to take remedial actions (i.e. reasonable measures) to ensure sufficient capacity
21 for growth needs and to address inconsistencies between actual development and adopted
22 policies and regulations.

23 D. The 2007 BLR contained data on:

- 24 1. Building permits and subdivision plats for the years 2001-2005;
25 2. Land supply and capacity as of 2006; and
26 3. Comparisons with growth targets established by the Growth Management
27 Planning Council (GMPC) in 2002 for the planning period 2001-2022.

28 E. The major findings of the 2007 BLR include the following:

- 29 1. Housing growth has been on track with twenty-two-year growth targets;
30 2. Densities achieved in new housing have increased compared to the previous
31 five years;
32 3. Commercial-industrial construction has continued despite the recession of
33 2001-2004; and
34 4. King County's Urban Growth Area, and each of four subareas of the county,
35 has sufficient land capacity to accommodate the residential and employment growth
36 forecasted by 2022.

37 F. While the GMA requires King County and its cities to implement a review and
38 evaluation program, as noted above, neither the GMA nor the Countywide Planning

39 Policies ("CPPs") establishes a requirement or a process for adoption of the BLR as an
40 amendment to the CPPs.

41 G. In August 2002, the King County BLR was submitted to the state prior to the
42 statutory deadline of September 1 for "completion" of the five-year evaluation. However,
43 in December, 2004, the Seattle-King County Association of Realtors filed a petition with
44 the Central Puget Sound Growth Management Hearings Board ("the board") to appeal the
45 2002 BLR.

46 H. King County argued that the appeal of the BLR was untimely, falling outside
47 the sixty-day appeal period for GMA actions. The board ruled that the appeal was in fact
48 timely, since no legislative action had been taken to "adopt" the BLR that would have
49 defined a start and ending point for a sixty-day appeal period.

50 I. The board went on to state ". . . to establish a timeframe for appeals to the
51 Board, the completion of the BLR should be acknowledged through legislative action and
52 the adoption of a resolution or ordinance finding that the review and evaluation has
53 occurred and noting its major findings."

54 J. As a response to the board decision, GMPC staff recommended the GMPC
55 consider legislative action to:

- 56 1. Establish a clear appeal period for the BLR; and
57 2. Emphasize the recognition and authority of the 2007 BLR as the technical
58 basis for subsequent countywide policy decisions as well as local decisions that are
59 consistent with the countywide policy direction.

60 K. As a coordinated countywide GMA document, the BLR falls within the
61 purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program

62 pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The
63 CPPs do set forth a process whereby GMPC takes formal action on CPPs through:

- 64 1. A motion to recommend a CPP amendment for adoption by the King County
65 Council; and
- 66 2. Ratification by at least thirty percent of the cities containing at least seventy
67 percent of the population.

68 L. While the BLR is not a policy action, following an equivalent track for
69 countywide action on the BLR appears to be the best vehicle for formalizing the
70 "adoption" of the report through legislative action that represents the endorsement of both
71 the county and cities.

72 M. The GMPC met on December 12, 2007 and voted to recommend to the King
73 County Council, a motion (GMPC Motion 07-3) to adopt the 2007 Buildable Lands
74 Report.

75 SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are
76 each hereby amended to read as follows:

77 A. The Phase II Amendments to the King County 2012 Countywide Planning
78 Policies attached to Ordinance 11446 are hereby approved and adopted.

79 B. The Phase II Amendments to the King County 2012 - Countywide Planning
80 Policies are amended, as shown by Attachment 1 to Ordinance 12027.

81 C. The Phase II Amendments to the King County 2012 - Countywide Planning
82 Policies are amended, as shown by Attachment 1 to Ordinance 12421.

83 D. The Phase II Amendments to the King County 2012 - Countywide Planning
84 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.

85 E. The Phase II Amendments to the King County 2012 - Countywide Planning
86 Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

87 F. The Phase II Amendments to the King County 2012 - Countywide Planning
88 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 13858.

89 G. The Phase II Amendments to the King County 2012 – Countywide Planning
90 Policies are amended, as shown by Attachment 1 to Ordinance 14390.

91 H. The Phase II Amendments to the King County 2012 – Countywide Planning
92 Policies are amended, as shown by Attachment 1 to Ordinance 14391.

93 I. The Phase II Amendments to the King County 2012 – Countywide Planning
94 Policies are amended, as shown by Attachment 1 to Ordinance 14392.

95 J. The Phase II Amendments to the King County 2012 - Countywide Planning
96 Policies are amended, as shown by Attachment 1 to Ordinance 14652.

97 K. The Phase II Amendments to the King County 2012 - Countywide Planning
98 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 14653.

99 L. The Phase II Amendments to the King County 2012 - Countywide Planning
100 Policies are amended, as shown by Attachment 1 to Ordinance 14654.

101 M. The Phase II Amendments to the King County 2012 - Countywide Planning
102 Policies are amended, as shown by Attachment 1 to Ordinance 14655.

103 N. The Phase II Amendments to the King County 2012 - Countywide Planning
104 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 14656.

105 O. The Phase II amendments to the King County 2012 – Countywide Planning
106 Policies are amended, as shown by Attachment A to Ordinance 14844.

107 P. The Phase II Amendments to the King County 2012 - Countywide Planning

108 Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

109 Q. The Phase II Amendments to the King County 2012 - Countywide Planning
110 Policies are amended, as shown by Attachment A to Ordinance 15122.

111 R. The Phase II Amendments to the King County 2012 - Countywide Planning
112 Policies are amended, as shown by Attachment A to Ordinance 15123.

113 S. Phase II Amendments to the King County 2012 - Countywide Planning
114 Policies are amended, as shown by Attachments A and B to Ordinance 15426.

115 T. Phase II Amendments to the King County 2012 - Countywide Planning
116 Policies are amended, as shown by Attachments A, B and C to Ordinance 15709.

117 U. Phase II Amendments to the King County 2012 - Countywide Planning
118 Policies are amended, as shown by Attachments A to this ordinance.

119 SECTION 3. Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040 are
120 each hereby amended to read as follows:

121 A. Countywide Planning Policies adopted by Ordinance 10450 for the purposes
122 specified are hereby ratified on behalf of the population of unincorporated King County.

123 B. The amendments to the Countywide Planning Policies adopted by Ordinance
124 10840 are hereby ratified on behalf of the population of unincorporated King County.

125 C. The amendments to the Countywide Planning Policies adopted by Ordinance
126 11061 are hereby ratified on behalf of the population of unincorporated King County.

127 D. The Phase II amendments to the King County 2012 Countywide Planning
128 Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of
129 unincorporated King County.

130 E. The amendments to the King County 2012 - Countywide Planning Policies, as
131 shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the
132 population of unincorporated King County.

133 F. The amendments to the King County 2012 - Countywide Planning Policies, as
134 shown by Attachment 1 to Ordinance 12421, are hereby ratified on behalf of the
135 population of unincorporated King County.

136 G. The amendments to the King County 2012 - Countywide Planning Policies, as
137 shown by Attachments 1 and 2 to Ordinance 13260, are hereby ratified on behalf of the
138 population of unincorporated King County.

139 H. The amendments to the King County 2012 - Countywide Planning Policies, as
140 shown by Attachment 1 through 4 to Ordinance 13415, are hereby ratified on behalf of
141 the population of unincorporated King County.

142 I. The amendments to the King County 2012 - Countywide Planning Policies, as
143 shown by Attachments 1 through 3 to Ordinance 13858, are hereby ratified on behalf of
144 the population of unincorporated King County.

145 J. The amendments to the King County 2012 - Countywide Planning Policies, as
146 shown by Attachment 1 to Ordinance 14390, are hereby ratified on behalf of the
147 population of unincorporated King County.

148 K. The amendments to the King County 2012 - Countywide Planning Policies, as
149 shown by Attachment 1 to Ordinance 14391, are hereby ratified on behalf of the
150 population of unincorporated King County.

151 L. The amendments to the King County 2012 - Countywide Planning Policies, as
152 shown by Attachment 1 to Ordinance 14392, are hereby ratified on behalf of the
153 population of unincorporated King County.

154 M. The amendments to the King County 2012 - Countywide Planning Policies, as
155 shown by Attachment 1 to Ordinance 14652, are hereby ratified on behalf of the
156 population of unincorporated King County.

157 N. The amendments to the King County 2012 - Countywide Planning Policies, as
158 shown by Attachments 1 through 3 to Ordinance 14653, are hereby ratified on behalf of
159 the population of unincorporated King County.

160 O. The amendments to the King County 2012 - Countywide Planning Policies, as
161 shown by Attachment 1 to Ordinance 14654, are hereby ratified on behalf of the
162 population of unincorporated King County.

163 P. The amendments to the King County 2012 - Countywide Planning Policies, as
164 shown by Attachment 1 to Ordinance 14655, are hereby ratified on behalf of the
165 population of unincorporated King County.

166 Q. The amendments to the King County 2012 - Countywide Planning Policies, as
167 shown by Attachments 1 and 2 to Ordinance 14656, are hereby ratified on behalf of the
168 population of unincorporated King County.

169 R. The amendments to the King County 2012 – Countywide Planning Policies, as
170 shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the
171 population of unincorporated King County.

172 S. The amendments to the King County 2012 - Countywide Planning Policies, as
173 shown by Attachments A, B and C to Ordinance 15121, are hereby ratified on behalf of
174 the population of unincorporated King County.

175 T. The amendments to the King County 2012 - Countywide Planning Policies, as
176 shown by Attachment A to Ordinance 15122, are hereby ratified on behalf of the
177 population of unincorporated King County.

178 U. The amendments to the King County 2012 - Countywide Planning Policies, as
179 shown by Attachment A to Ordinance 15123, are hereby ratified on behalf of the
180 population of unincorporated King County.

181 V. The amendments to the King County 2012 - Countywide Planning Policies, as
182 shown by Attachments A and B to Ordinance 15426, are hereby ratified on behalf of the
183 population of unincorporated King County.

184 W. The amendments to the King County 2012 - Countywide Planning Policies,
185 as shown by Attachments A, B and C to Ordinance 15709, are hereby ratified on behalf
186 of the population of unincorporated King County.

187 X. The amendments to the King County 2012 - Countywide Planning Policies, as

188 shown by Attachment A to this ordinance, are hereby ratified on behalf of the population
189 of unincorporated King County.

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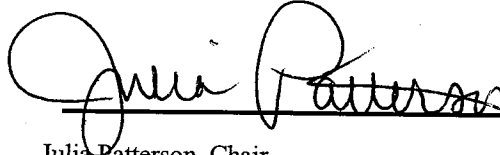
Ordinance 16056 was introduced on 3/10/2008 and passed by the Metropolitan King County Council on 4/14/2008, by the following vote:

Yes: 5 - Ms. Patterson, Mr. Constantine, Mr. Ferguson, Mr. Gossett and Mr. Phillips

No: 4 - Mr. Dunn, Ms. Lambert, Mr. von Reichbauer and Ms. Hague

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



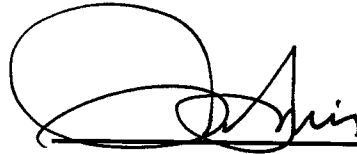
Julia Patterson, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 20 day of APRIL, 2008.



Ron Sims, County Executive

Attachments A. Motion No. 07-3

RECEIVED
2008 APR 24 AM 11:13
KING COUNTY COUNCIL
CLERK

ATTACHMENT A

Dated 3-18-08

October 3, 2007

Sponsored By: Executive Committee

/cf

MOTION NO. 07-3

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A MOTION by the Growth Management Planning Council of King County recognizing the 2007 King County Buildable Lands Report and its findings

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to implement a review and evaluation program, commonly referred to as the Buildable Lands program, and

WHEREAS FW-1 Step 5(b) of the Countywide Planning Policies requires a review and evaluation program consistent with the requirements of RCW 36.70A.215, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation program shall encompass annual collection of data on urban and rural land use and development, critical areas, and capital facilities to the extent necessary to determine the quantity and type of land suitable for development, both for residential and employment-based activities, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation must 1) determine whether there is sufficient land suitable for development to accommodate population projections for the county by the state Office of Financial Management and subsequent allocations to cities pursuant to RCW 36.70A.110, 2) determine the actual density of housing and the actual density of land consumed for commercial and industrial uses, 3) based on the actual density of development, determine the amount of land needed for residential, commercial, and industrial uses for the remainder of the 20-year planning period, and

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to complete an updated evaluation report every five years with the next report due by September 2007, and

WHEREAS, King County and its cities have completed this review and evaluation and have published its findings in the 2007 King County Buildable Lands Report,

WHEREAS, the findings of the review and evaluation include the following:
- Housing growth has been on track with 22-year household growth targets;
- Densities achieved in new housing have increased, compared to the previous five years;
- Commercial and industrial construction has continued, despite the recession of 2001 - 2004;

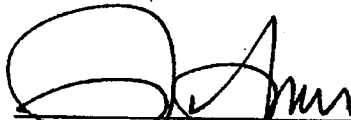
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- King County's Urban Growth Area, and each of its four urban subareas, has sufficient capacity to accommodate the residential and employment growth forecasted by 2022,

**THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY
HEREBY MOVES AS FOLLOWS:**

1. The attached 2007 King County Buildable Lands Report is recognized as final and complete in responding to the evaluation requirements of RCW 36.70A.215, and its findings are recognized as the basis for any future measures that the county or cities may need to adopt in order to comply with this section.
2. This motion shall be attached to the Countywide Planning Policies as an appendix for future reference.
3. The attached 2007 King County Buildable Lands Report is recommended to the Metropolitan King County Council and the Cities of King County for adoption of a motion recognizing the completion of the Report and noting its major conclusions.

ADOPTED by the Growth Management Planning Council of King County on October 3, 2007 in open session and signed by the chair of the GMPC.



Ron Sims, Chair, Growth Management Planning Council

Attachment:

1. 2007 King County Buildable Lands Report