

Attachment A to GMPC Motion 23-4: GMPC Recommended Amendments to the Countywide Planning Policies related to Urban Growth Area Amendments through the Four-to-One Program

King County Countywide Planning Policies, as adopted (Ordinance 19553) on 12/6/2022, and ratified by 03/31/2023

In the Development Patterns chapter, beginning on page 25, amend as follows:

- 1 **DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is
2 met:
- 3 a) A countywide analysis determines that the current Urban Growth Area is insufficient in
4 size and additional land is needed to accommodate the housing and employment
5 growth targets, including institutional and other non-residential uses, and there are
6 no other reasonable measures, such as increasing density or rezoning existing urban
7 land, that would avoid the need to expand the Urban Growth Area; or
- 8 b) A proposed expansion of the Urban Growth Area is accompanied by dedication of
9 permanent open space to the King County Open Space System, where the acreage
10 of the proposed open space:
- 11 1) Is at least four times the acreage of the land added to the Urban Growth Area;
- 12 2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area boundary
13 adopted in the 1994 King County Comprehensive Plan, with at least ((a
14 portion)) half of the site to be placed in dedicated open space ((surrounding))
15 and shall fully buffer the proposed Urban Growth Area expansion from
16 surrounding Rural Area and Natural Resource Lands; and
- 17 3) Preserves high quality habitat, critical areas, or unique features that contribute
18 to the band of permanent open space along the edge of the Urban Growth
19 Area; or
- 20 c) The area is currently a King County park being transferred to a city to be maintained
21 as a park in perpetuity~~((or is park land that has been owned by a city since 1994 and~~
22 ~~is less than thirty acres in size)).~~
- 23
- 24 **DP-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is
25 warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:
- 26 a) For expansions based on DP-17(a) only:

- 27 1. Is adjacent to the existing Urban Growth Area((
 28 b) ~~For expansions based on DP-17(a) only, is~~);
- 29 2. Is no larger than necessary to promote compact development that
 30 accommodates anticipated growth needs;
- 31 ((e))b) Can be efficiently provided with urban services and does not require supportive
 32 facilities or services to cross or be located in the Rural Area;
- 33 ((e))c) Follows topographical features that form natural boundaries, such as rivers and
 34 ridge lines and does not extend beyond natural boundaries, such as watersheds, that
 35 impede the provision of urban services;
- 36 ((e))d) Is not currently designated as Natural Resource Land;
- 37 ((f))e) Is sufficiently free of environmental constraints to be able to support urban
 38 development without significant adverse environmental impacts, unless the area is
 39 designated as an Urban Separator by interlocal agreement between King County
 40 and the annexing city; (~~and~~)
- 41 f) Is not expanding the Urban Growth Area from a location that was previously expanded
 42 through the Four-to-One program;
- 43 g) Is subject to an agreement between King County and the city or town adjacent to the
 44 area that the area will be added to the city’s Potential Annexation Area. Upon
 45 ratification of the amendment, the Countywide Planning Policies will reflect both the
 46 Urban Growth Area change and Potential Annexation Area change; and
- 47 h) For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where
 48 the area is adjacent to an incorporated area, no development proposal or activity
 49 shall be allowed until the land added to the Urban Growth Area is annexed into a city
 50 or town.

51

52 **DP-19** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land
 53 outside of the Urban Growth Area if the land is not needed to accommodate projected urban
 54 growth, is not served by public sewers, is (~~contiguous with~~) adjacent to the Rural Area, and:

55 a) Is not characterized by urban development;

56 b) Is currently developed with a low-density lot pattern that cannot be realistically
 57 redeveloped at an urban density; or

58 c) Is characterized by environmentally sensitive areas making it inappropriate for higher
 59 density development.