

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE:	GMPC Motion 23-4: Recommending Amendments to Urban Growth Area Policies and Four to One Program for Transmittal to the King County Council
----------------------	---

PRESENTED BY:	Interjurisdictional Team (IJT)
----------------------	---------------------------------------

Today's Meeting

The Growth Management Planning Council (GMPC) is scheduled to take an action to approve Motion 23-4, recommending transmittal of amendments to the Urban Growth Area Policies and Four-to-One Program to the King County Council.

Overview

Ordinance 19384ⁱ was adopted in December 2021 and it directed a review of the Urban Growth Area Policies and Four-to-One Program provisions that are in the King County Countywide Planning Policies, King County Comprehensive Plan, and King County Code. The scheduled action in September follows almost two years of review by GMPC and the Interjurisdictional Team (IJT).

As noted in the Ordinance, there have been previous efforts to update the Four-to-One program – first as part of the 2020 King County Comprehensive Plan update and then as part of the 2021 Countywide Planning Policies update. Those reviews did not result in any changes to the three documents – see GMPC [staff report](#).

Because inconsistencies remained between the Countywide Planning Policies, the King County Comprehensive Plan, and the King County Code, the Ordinance identified a need to:

- comprehensively review the three documents to ensure consistency;
- ensure that the program as a whole reflects countywide growth management goals; and
- conduct a review process that included collaboration with cities affected by the program.

The review and collaboration have occurred, leading to this set of proposed amendments.

Additional IJT Recommended Amendments

Following GMPC action on Motion 23-3, the proposed Four-to-One Program amendments were released for public review and comment. During the public comment period, several potential amendment topics were raised. These were reviewed by the Interjurisdictional Team (IJT) at their September 15th meeting.

Based on this review, the IJT is bringing forth to the GMPC for its consideration four additional amendments:

- Allowing affordable housing rental units in Four-to-One proposals that are exclusively rental and in proposals that have a mix of rental and homeownership units.
- Requiring Four-to-One proposals to be reviewed by the GMPC prior to County action, consistent with existing practice and the CPPs.
- Establishing landscaping standards in the required Four-to-One proposal buffers.
- Expanding the Four-to-One proposal notification process to include state agencies.

To be voted upon, one or more GMPC member will need to sponsor the amendments at the September meeting.

What's Next

The Executive Recommended 2024 King County Comprehensive Plan is scheduled to be transmitted to the County Council in December 2023. In that transmittal, the changes to all three sets of provisions will be included with the rest of the Plan update materials.

Beginning in early 2024, the King County Council is scheduled to consider the GMPC recommendations as they review the 2024 King County Comprehensive Plan update package. Consistent with Countywide Planning Policies (policy FW-1), any revisions made by the King County Council that are of a substantive nature may be sent to the Growth Management Planning Council for their consideration and potential recommendation.

Once the County Council approves amendments to the Countywide Planning Policies, the amendments will be sent to the cities and towns in King County for ratification. If ratified, any new Four-to-One proposals would be guided by the new provisions. If not ratified, the existing provisions would continue to apply.

For More Information

If members and/or their staff are interested in additional detail, please contact Ivan Miller, GMPC staff, at ivan.miller@kingcounty.gov or 206-263-8297.

Attachment

A. Growth Management Planning Council Motion 23-4

B. Interjurisdictional Team Recommended Amendments

ⁱ Ordinance 19384 ([link](#))