



# Growth Target Reconciliation

Growth Management Planning Council– July 24, 2024

# What we'll cover today

- Background
- Revised guiding principles
- GMPC direction
  - Next actions on reconciliation
  - Evaluating reconciliation requests
  - Outreach to interested cities

# Background

Growth targets are used as a plan's growth assumptions *(CPP DP-14)*

Snoqualmie has requested that GMPC consider a reconciliation process to align adopted targets with the growth assumptions they intend to plan for

A reconciliation process would align adopted growth targets in the CPPs and growth assumptions used in 2024 comprehensive plans *(CPP DP-13c)*

VISION 2050 directs countywide planning groups to develop processes to reconcile discrepancies between comprehensive plans and the CPPs *(RGS-Action-9)*

King County has not run this process before

# Scope of the need for reconciliation

Three cities have indicated plans to use growth assumptions that differ from growth targets

City	Adopted Target	Proposed Plan Growth	Difference	Rationale/Factors Given
Snoqualmie	1,500	719	-781	Water supply shortage, downtown in floodway + planned community built out = limited development potential
Carnation	799	361?	-438	Concern re: population growth, infrastructure
Black Diamond	2,900	6,000	+3,100	Planned communities under construction, vesting

Circumstances have shifted since growth targets were set

- CPP changes defining growth targets and use as plan growth assumptions
- State legislation (1220, 1110), development plans, staff and leadership changes

Jurisdictional circumstances not fully anticipated or specifically addressed in the Regional Growth Strategy or Countywide Planning Policies

- Recent and ongoing major planned developments
- Covenants in planned developments
- Cities in the rural area

# Guiding Principles

Purpose: to guide decision making about amending or reconciling growth targets

Questions? Discussion?

## Recommended Guiding Principles:

1. Reconciliation/amendments may be pursued when significant changes to the planning framework or local circumstances that could not have been anticipated have occurred since target adoption.
2. Reconciliation/amendments may be allowed where adherence to the adopted targets creates a conflict with other GMA goals (e.g., environmental issues, infrastructure to serve growth).
3. Jurisdictions are responsible for demonstrating need, consistent with the threshold and principles for reconciliation, for the requested target change.
4. Jurisdictions should directly request reconciliation or amendment of their target.
5. Amended targets must further King County's alignment with the Regional Growth Strategy and protect the integrity of the growth target setting process.
6. GMPC staff will coordinate with PSRC and Commerce to minimize any risk to plan certification.
7. Growth targets should only be redistributed when countywide housing needs are addressed.
8. Reconciliation should limit impacts to jurisdictions not requesting amended targets

# GMPC direction needed

Interjurisdictional Team staff will **continue the reconciliation process**, working towards a recommendation on process mechanics

Guiding principles support **evaluating reconciliation requests by their individual merits**, not through trades or accepting all requests

Need for additional **outreach to all cities and seek requests** from Black Diamond and Carnation

**Feedback? Additional information of interest?**

## Example Questions for Cities Seeking Reconciliation:

### Related to Overall Intention and Vision:

- What changes is the city seeking, numerically for the target and in intent?
- What is the justification or rationale for the change sought?
- What alternatives or mitigation have been considered to accommodate the adopted target and avoid reconciliation?
- What unanticipated local circumstances have shifted since the targets were adopted?
- How does this request align with the Regional Growth Strategy?
- What are the perspectives of utility and service providers on this request?

### Related to Housing Need:

- How is the city considering accommodating housing need within the context of its request for reconciliation?

# Timing for GMPC action

Options for a reconciliation process to incorporate changes to growth targets in the CPPs

- In 2025, after plans are adopted
- In 2024, after cities share their requests
  - Discuss potential action at September meeting
  - Option for motion for action at GMPC's October meeting



# Upcoming milestones

**July-August:** Interjurisdictional Team outreach and work on additional reconciliation mechanics

**September 18 GMPC Meeting:** Briefing on results of outreach and process options

**October 23 GMPC Meeting:** additional time for GMPC briefing