



Growth Target Reconciliation

Growth Management Planning Council– June 26, 2024

What we'll cover today

- Background + Scope
- Support for and concerns with reconciliation
- Briefing on Interjurisdictional Team initial recommendation
 - Guiding principles
 - Direction on pursuing reconciliation process
- Discussion and Questions

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)*

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

Weighing a target reconciliation process



Support for reconciliation

- Coordination ahead of plan review and certification
- Accommodate circumstances unanticipated by growth target setting/Regional Growth Strategy
- Opportunity to strengthen commitment to the Regional Growth Strategy
- Could set precedence for future growth target setting, avoiding future reconciliation need



Concerns with reconciliation

- Could set a negative precedent in undermining coordinated target setting process
- Undercutting the meaning of growth targets
- Connection between growth targets and housing need is delicate, reconciliation could be seen as an opportunity to amend housing need allocation

IJT recommended guiding principles

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

Topic	Draft Guiding Principles
What is the threshold for a reconciliation process?	1. Reconciliation/amendments may be pursued when significant changes to the planning framework or local circumstances since target adoption have occurred. 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).
How do jurisdictions demonstrate legitimate need for reconciliation?	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.
Maintaining consistency with the RGS and GMA	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.
How does reconciliation or amended targets intersect with housing need ?	7. Growth targets may not be reduced to avoid planning for countywide housing need.
Reconciliation has the potential to affect other jurisdictions planning for targets	8. Reconciliation should limit impacts to jurisdictions not requesting amended targets.

IJT recommendation on pursuing reconciliation

GMPC should direct IJT to proceed with designing a process to amend or reconcile growth targets, in line with the recommended guiding principles for reconciliation.

Outcome: IJT will continue to define reconciliation program mechanics or any proposed target amendments July-October.

Next Actions

July: Modify recommendation with any GMPC feedback, coordination with PSRC, Dept. of Commerce

July 24 GMPC Meeting: GMPC directs action on pursuing reconciliation or target amendment (or not to pursue)

July-August: Interjurisdictional Team work on program mechanics

September 18 GMPC Meeting: potential GMPC action on reconciliation program or CPP amendments, and briefing on program mechanics

October 23 GMPC Meeting: backup date for potential GMPC action if needed

GMPC discussion

Questions about reconciliation or the decision-making process?

Are there concepts missing from the guiding principles or topics that should be added?

What are your reactions or suggestions to strengthen the recommendation

Recommended Guiding Principles:

1. Reconciliation/amendments may be pursued when significant changes to the planning framework or local circumstances since target adoption have occurred.
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 may not be reduced to avoid planning for countywide housing need.
8. Reconciliation should limit impacts to jurisdictions not requesting amended targets

Recommendation on Pursuing Reconciliation:

Direct IJT to proceed with designing a process to amend or reconcile growth targets, in line with the recommended guiding principles for reconciliation