

King County  
**GROWTH MANAGEMENT PLANNING COUNCIL**

**July 24, 2024**

Remote Meeting via Zoom Webinar  
A recording of the meeting can be found on the  
[GMPC Materials](#) Page

## Meeting Summary

### MEMBERS PRESENT:

Representing King County:

Dow Constantine, Chair  
Claudia Balducci  
Rod Dembowski  
Sarah Perry

Representing Seattle:

Tammy Morales

Representing Bellevue:

Jared Nieuwenhuis

Representing Sound Cities Association (SCA):

Kelli Curtis – Kirkland  
Syd Dawson – Maple Valley  
Satwinder Kaur – Kent  
Mayor Salim Nice – Mercer Island  
Kent Treen – Sammamish  
Ryan McIrvine – Renton  
\*Melissa Stuart – Redmond  
\**Alternates*

Other GMPC Members:

Nav Otal – Sammamish Plateau Sewer and Water District

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## **AGENDA TOPICS:**

### **I. Welcome and Introductions**

King County Executive and Growth Management Planning Council (GMPC) Chair Dow Constantine convened the meeting. The chair indicated that the upcoming two meetings would be hybrid meetings, with both an in person and online option available. The in-person option will be at Union Station/Sound Transit Office, at 401 S Jackson St, Seattle, WA 98104, in the Ruth Fischer Board Room.

### **II. Action Item: Approval of Meeting Summary from June 26, 2024**

The summary was moved by Mayor Nice and seconded by Mayor Curtis. The summary was unanimously approved by voice vote.

### **III. Public Comment**

Comments from the public were provided as follows:

- Nicole Stickney, from the consulting firm AHBL, and representing the City of Black Diamond, made comments related to the Growth Targets Reconciliation Topic and the city's request for larger growth targets.

### **IV. Urban Growth Area Amendment in Proposed 2024 King County Comprehensive Plan and GMPC Motion 24-1**

King County staff Chris Jensen, Comprehensive Planning Manager for King County, provided the GMPC with information related to an Urban Growth Area (UGA) Amendment in the proposed 2024 King County Comprehensive Plan. The amendment would remove three unincorporated urban parcels at the northern edge of the City of Maple Valley from the UGA and redesignate them to Rural Area. This amendment was the subject of an Area Zoning and Land Use Study which considered a host of policy and site-specific conditions and recommended redesignation. No concerns or questions were raised regarding the proposal. GMPC is scheduled to approve a motion recommending this amendment at their September meeting.

### **V. Annexation Area Action Plan Update**

King County staff Karen Meyering, Annexation lead for King County's Regional Planning Unit, provided the GMPC with an update on annexations between 2020-2024, reviewed the Potential Annexation Area map that is in the Countywide Planning Policies (CPPs), discussed upcoming annexation plans/projects including a project with the City of Renton related to road design standards, and discussed a bill (2SHB 1425) passed by state legislature in 2023 authorizing a sales tax credit to incentivize annexation.

## **VI. GMPC Affordable Housing Committee Update**

Chair Constantine discussed on proposed change in the membership of the Affordable Housing Committee (AHC). This is the replacement of one staff member at Sound Transit who has left the agency, with another staff member. By voice vote, GMPC members concurred with the proposed membership change.

King County staff Isaac Horwith, lead staff for GMPC's Affordable Housing Committee (AHC) Draft Comprehensive Plan Review program, provided the GMPC with an status update on the program. He noted that 11 plans have been reviewed and 9 more are under review. Combined, these 20 plans cover approximately 78 percent of the county's population. Isaac also presented information on how the AHC will address plans submitted at this point in the year, noting that staff will seek to expedite their review and comment letters will encourage jurisdictions to make updates to their comprehensive plans in 2025 if they cannot complete them by the statutory deadline at the end of this year. He also discussed the approach for any jurisdictions that do not submit their plans, noting that those comment letters would find that the jurisdiction's plan is not in alignment with the CPP Housing Chapter.

## **VII. Growth Target Reconciliation Process**

King County staff Rebecca Maskin updated the GMPC on the Growth Targets Reconciliation Process. She provided an overview of the purpose, scope, and process used to develop growth targets in King County.

Rebecca noted that VISION 2050 includes provisions that directs countywide planning processes to include a reconciliation process in the case where jurisdictions want to or need to change their growth targets; and, given this, noted that the CPPs includes such a provision.

Rebecca noted that the City of Snoqualmie requested an amendment to the growth target adopted in the CPPs and, following outreach to other jurisdictions in the King County, the cities of Carnation and Black Diamond indicated their potential interest in amending their growth targets as well.

Rebecca discussed the variety of factors that could be considered or utilized in reviewing these potential requests including, but not limited to, alignment with the regional growth strategy in VISION 2050, consistency with the State's Minimum Standards for addressing affordable housing, limiting impacts of the reconciliation process on jurisdictions not requesting a change to their growth targets, and more.

GMPC members engaged in a robust discussion of the guiding principles, methods for how the growth target amendments could be reflected in the housing need numbers, and how to frame the questions being asked of the cities requesting reconciliation.

Following discussion, GMPC supported staff to conduct outreach to the three cities, to utilize the IJT recommended reconciliation questions when communicating with the cities, and to bring back information to the September meeting to continue the process.

### **VIII. Countywide Centers Designation Process**

King County staff Ivan Miller, GMPC lead staff, provided an overview of the Countywide Centers topic with a focus on the planning related expectations in the Countywide Planning Policies (CPPs). He shared proposed CPP amendments, with one policy change and text changes in the Center Appendix. No concerns or questions were raised regarding the proposed amendments. GMPC is scheduled to approve a motion recommending these amendments at their September meeting.

### **IX. Urban Growth Area Policies and Four-to-One Program Amendments in the Proposed 2024 King County Comprehensive Plan**

King County staff Ivan Miller, GMPC lead staff, provided the GMPC with information related to proposed amendments to the UGA Amendment and Four-to-One Program provisions in the proposed 2024 King County Comprehensive Plan. He noted that there were many changes to reorganize the provisions (moving many provisions from the Code and Comprehensive Plan into the CPPs) and this was consistent with the countywide rather than local nature of the program. There were a number of substantive changes, as summarized in the staff report, that were presented.

GMPC members asked if the affordable housing provision changes meant that inclusionary zoning would not be part of the Four-to-One program and it was clarified that the intent was for the inclusionary zoning would certainly be included, but that the final provisions were not yet available. GMPC members noted that the Joint Planning Areas were included in the new 1994 UGA Map and indicated that this did not reflect the discussions GMPC had on this topic; GMPC members noted that the County Council Committee draft did not change the policies which require adjacency to the original UGA in the 1994 King County Comprehensive Plan.

The chair noted that if GMPC members had revisions that they were interested in, they should share that with GMPC staff and this would be brought to GMPC for discussion at the September meeting.

### **X. Adjourn**

Executive Constantine thanked the GMPC for their time and work. The next meeting is September 18 and will provide both an in-person option and a hybrid option. The meeting adjourned at approximately 5:40 pm.