

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL

AGENDA TITLE: Urban Growth Capacity Study (Buildable Lands)

PRESENTED BY: Interjurisdictional Staff Team (IJT)

Topics for Discussion

The Interjurisdictional Staff Team is proposing to move the completion date for the 2020 Urban Growth Capacity Study (buildable lands) from June to November 2020. The additional time will allow staff to address new requirements imposed by the state legislature, and make use of Department of Commerce funding. City and county staff are halfway through data collection in support of the project, with the data collection schedule unchanged by the schedule adjustment. The Interjurisdictional Staff Team is also proposing new Countywide Planning Policy language to strengthen the program and address new requirements.

Background

The Urban Growth Capacity Study is King County’s review and evaluation program for growth management and comprehensive planning. In support of 2023 Comprehensive Plans, the study is due to the Department of Commerce in June 2021. King County jurisdictions are completing this effort in advance of this deadline to allow more time to incorporate findings from the Urban Growth Capacity Study in their comprehensive plans. The revised schedule syncs the timing of the Study with updated growth targets and Countywide Planning Policies.

In 2017, the State Legislature passed a major revision to the program establishing new requirements, dependent on program funding in 2019. The program was funded this year, with grants of over \$734,000 to be made available to King County over the 2020-21 biennium. King County and its cities must satisfy the new requirements in the Urban Growth Capacity Study, which affect how jurisdictions identify developable land, discount developable land for owner preference not to develop during the planning period, and require new analysis of growth and development densities that could require cities to adopt reasonable measures in their comprehensive plans.

In support of these new requirements, the Interjurisdictional Staff Team will be proposing amendments to Countywide Planning Policies DP-19 and DP-20 concerning the county's Review and Evaluation Program. The CPPs currently state:

DP-19 Conduct a buildable lands program that meets or exceeds the review and evaluation requirements of the Growth Management Act. The purposes of the buildable lands program are:

- To collect and analyze data on development activity, land supply, and capacity for residential, commercial, and industrial land uses;
- To evaluate the consistency of actual development densities with current comprehensive plans; and
- To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

DP-20 If necessary based on the findings of a periodic buildable lands evaluation report, adopt reasonable measures, other than expansion of the Urban Growth Area, to increase land capacity for housing and employment growth within the Urban Growth Area by making more efficient use of urban land consistent with current plans and targets.

The Interjurisdictional Team will propose language to address the new analysis requirements, and explicitly reference a collaborative decision making process for determining whether reasonable measures are necessary. These updated policies will be adopted as a part of the 2020 Countywide Planning Policy update.

Timeline for 2020 Urban Growth Capacity Study

2019: August - December: King County and cities will complete data collection in 2019.

August - September: Draft Countywide Planning Policies

2020: First quarter: Compile capacity findings. Refine methodology for new requirements

June: Draft findings for Growth Management Planning Council

November: GMPC approval

2021: First quarter: King County Council Ratification

Second quarter: City Ratification

Next Steps:

- Continue data collection
- Engage regional stakeholders in the process
- Draft Countywide Planning Policies