RESOLUTION NO. 279

A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON, RATIFYING THE AMENDMENT TO THE KING COUNTY COUNTYWIDE PLANNING POLICIES

WHEREAS, on April 14, 2008, the Metropolitan King County Council approved and ratified Ordinance No. 16056, Growth Management Planning Council (GMPC) Motion No. 07-3 recognizing the 2007 King County Buildable Lands Report and its findings, thereby adopting amendments to the King County Countywide Planning Policies (CPP’s); and

WHEREAS, in accordance with the Framework Policy FW-1 Step 9 as outlined in the CPP’s, all amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County; and

WHEREAS, it has been found that these amendments to the CPP’s are not in conflict with the City’s Comprehensive Plan or the Shoreline Municipal Code, and do not affect the City of Shoreline;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:

Section 1. The amendment to the Countywide Planning Policies as adopted by King County, attached hereto as Exhibit A, is hereby ratified on behalf of the population of the City of Shoreline.

PASSED BY THE CITY COUNCIL ON JULY 7, 2008.

Mayor Cindy Ryu

ATTEST:

Scott Passey
City Clerk
AN ORDINANCE ratifying for unincorporated King County an action by the Growth Management Planning Council to adopt the 2007 Buildable Lands Report; and amending Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 and Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings: The council makes the following findings:

A. The Growth Management Act ("GMA") requires King County and its cities to implement a review and evaluation program, commonly referred to as "Buildable Lands" and requires completion of an evaluation report every five years. The first King County Buildable Lands Report ("BLR") was submitted to the state in 2002.

B. RCW 36.70A.215 establishes the required elements of that program to include:

1. Annual data on land development; and
2. Periodic analyses to identify "land suitable for development" for anticipated residential, commercial, and industrial uses.

C. Based on the findings of the five-year evaluation, a county or city may be required to take remedial actions (i.e. reasonable measures) to ensure sufficient capacity for growth needs and to address inconsistencies between actual development and adopted policies and regulations.

D. The 2007 BLR contained data on:
   1. Building permits and subdivision plats for the years 2001-2005;
   2. Land supply and capacity as of 2006; and
   3. Comparisons with growth targets established by the Growth Management Planning Council (GMPC) in 2002 for the planning period 2001-2022.

E. The major findings of the 2007 BLR include the following:
   1. Housing growth has been on track with twenty-two-year growth targets;
   2. Densities achieved in new housing have increased compared to the previous five years;
   3. Commercial-industrial construction has continued despite the recession of 2001-2004; and
   4. King County's Urban Growth Area, and each of four subareas of the county, has sufficient land capacity to accommodate the residential and employment growth forecasted by 2022.

F. While the GMA requires King County and its cities to implement a review and evaluation program, as noted above, neither the GMA nor the Countywide Planning
Policies ("CPPs") establishes a requirement or a process for adoption of the BLR as an amendment to the CPPs.

G. In August 2002, the King County BLR was submitted to the state prior to the statutory deadline of September 1 for "completion" of the five-year evaluation. However, in December, 2004, the Seattle-King County Association of Realtors filed a petition with the Central Puget Sound Growth Management Hearings Board ("the board") to appeal the 2002 BLR.

H. King County argued that the appeal of the BLR was untimely, falling outside the sixty-day appeal period for GMA actions. The board ruled that the appeal was in fact timely, since no legislative action had been taken to "adopt" the BLR that would have defined a start and ending point for a sixty-day appeal period.

I. The board went on to state ". . . to establish a timeframe for appeals to the Board, the completion of the BLR should be acknowledged through legislative action and the adoption of a resolution or ordinance finding that the review and evaluation has occurred and noting its major findings."

J. As a response to the board decision, GMPC staff recommended the GMPC consider legislative action to:

1. Establish a clear appeal period for the BLR; and

2. Emphasize the recognition and authority of the 2007 BLR as the technical basis for subsequent countywide policy decisions as well as local decisions that are consistent with the countywide policy direction.

K. As a coordinated countywide GMA document, the BLR falls within the purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program
pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The
CPPs do set forth a process whereby GMPC takes formal action on CPPs through:
1. A motion to recommend a CPP amendment for adoption by the King County
Council; and
2. Ratification by at least thirty percent of the cities containing at least seventy
percent of the population.
L. While the BLR is not a policy action, following an equivalent track for
countywide action on the BLR appears to be the best vehicle for formalizing the
"adoption" of the report through legislative action that represents the endorsement of both
the county and cities.
M. The GMPC met on December 12, 2007 and voted to recommend to the King
County Council, a motion (GMPC Motion 07-3) to adopt the 2007 Buildable Lands
Report.
SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are
each hereby amended to read as follows:
A. The Phase II Amendments to the King County 2012 Countywide Planning
Policies attached to Ordinance 11446 are hereby approved and adopted.
B. The Phase II Amendments to the King County 2012 - Countywide Planning
Policies are amended, as shown by Attachment 1 to Ordinance 12027.
C. The Phase II Amendments to the King County 2012 - Countywide Planning
Policies are amended, as shown by Attachment 1 to Ordinance 12421.
D. The Phase II Amendments to the King County 2012 - Countywide Planning
Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.
E. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

F. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 through 3 to Ordinance 13858.

G. The Phase II Amendments to the King County 2012 – Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14390.

H. The Phase II Amendments to the King County 2012 – Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14391.

I. The Phase II Amendments to the King County 2012 – Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14392.

J. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14652.

K. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 through 3 to Ordinance 14653.

L. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14654.

M. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14655.

N. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments 1 and 2 to Ordinance 14656.

O. The Phase II amendments to the King County 2012 – Countywide Planning Policies are amended, as shown by Attachment A to Ordinance 14844.

P. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment 1 to Ordinance 14657.
Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

Q. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment A to Ordinance 15122.

R. The Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachment A to Ordinance 15123.

S. Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments A and B to Ordinance 15426.

T. Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments A, B and C to Ordinance 15709.

U. Phase II Amendments to the King County 2012 - Countywide Planning Policies are amended, as shown by Attachments A to this ordinance.

SECTION 3. Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040 are each hereby amended to read as follows:

A. Countywide Planning Policies adopted by Ordinance 10450 for the purposes specified are hereby ratified on behalf of the population of unincorporated King County.

B. The amendments to the Countywide Planning Policies adopted by Ordinance 10840 are hereby ratified on behalf of the population of unincorporated King County.

C. The amendments to the Countywide Planning Policies adopted by Ordinance 11061 are hereby ratified on behalf of the population of unincorporated King County.

D. The Phase II amendments to the King County 2012 Countywide Planning Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of unincorporated King County.
E. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the population of unincorporated King County.

F. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 12421, are hereby ratified on behalf of the population of unincorporated King County.

G. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments 1 and 2 to Ordinance 13260, are hereby ratified on behalf of the population of unincorporated King County.

H. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 through 4 to Ordinance 13415, are hereby ratified on behalf of the population of unincorporated King County.

I. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments 1 through 3 to Ordinance 13858, are hereby ratified on behalf of the population of unincorporated King County.

J. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14390, are hereby ratified on behalf of the population of unincorporated King County.

K. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14391, are hereby ratified on behalf of the population of unincorporated King County.
L. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14392, are hereby ratified on behalf of the population of unincorporated King County.

M. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14652, are hereby ratified on behalf of the population of unincorporated King County.

N. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments 1 through 3 to Ordinance 14653, are hereby ratified on behalf of the population of unincorporated King County.

O. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14654, are hereby ratified on behalf of the population of unincorporated King County.

P. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment 1 to Ordinance 14655, are hereby ratified on behalf of the population of unincorporated King County.

Q. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments 1 and 2 to Ordinance 14656, are hereby ratified on behalf of the population of unincorporated King County.

R. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the population of unincorporated King County.
S. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments A, B and C to Ordinance 15121, are hereby ratified on behalf of the population of unincorporated King County.

T. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment A to Ordinance 15122, are hereby ratified on behalf of the population of unincorporated King County.

U. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachment A to Ordinance 15123, are hereby ratified on behalf of the population of unincorporated King County.

V. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments A and B to Ordinance 15426, are hereby ratified on behalf of the population of unincorporated King County.

W. The amendments to the King County 2012 - Countywide Planning Policies, as shown by Attachments A, B and C to Ordinance 15709, are hereby ratified on behalf of the population of unincorporated King County.

X. The amendments to the King County 2012 - Countywide Planning Policies, as
shown by Attachment A to this ordinance, are hereby ratified on behalf of the population of unincorporated King County.

Ordinance 16056 was introduced on 3/10/2008 and passed by the Metropolitan King County Council on 4/14/2008, by the following vote:

Yes: 5 - Ms. Patterson, Mr. Constantine, Mr. Ferguson, Mr. Gossett and Mr. Phillips
No: 4 - Mr. Dunn, Ms. Lambert, Mr. von Reichbauer and Ms. Hague
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Julia Patterson, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this 20 day of April, 2008.

Ron Sims, County Executive

Attachments A. Motion No. 07-3
October 3, 2007

Sponsored By: Executive Committee

MOTION NO. 07-3

A MOTION by the Growth Management Planning Council of King County recognizing the 2007 King County Buildable Lands Report and its findings

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to implement a review and evaluation program, commonly referred to as the Buildable Lands program, and

WHEREAS FW-1 Step 5(b) of the Countywide Planning Policies requires a review and evaluation program consistent with the requirements of RCW 36.70A.215, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation program shall encompass annual collection of data on urban and rural land use and development, critical areas, and capital facilities to the extent necessary to determine the quantity and type of land suitable for development, both for residential and employment-based activities, and

WHEREAS, in accordance with RCW 36.70A.215, the review and evaluation must 1) determine whether there is sufficient land suitable for development to accommodate population projections for the county by the state Office of Financial Management and subsequent allocations to cities pursuant to RCW 36.70A.110, 2) determine the actual density of housing and the actual density of land consumed for commercial and industrial uses, 3) based on the actual density of development, determine the amount of land needed for residential, commercial, and industrial uses for the remainder of the 20-year planning period, and

WHEREAS, in accordance with RCW 36.70A.215, King County and its cities are required to complete an updated evaluation report every five years with the next report due by September 2007, and

WHEREAS, King County and its cities have completed this review and evaluation and have published its findings in the 2007 King County Buildable Lands Report,

WHEREAS, the findings of the review and evaluation include the following:

- Housing growth has been on track with 22-year household growth targets;
- Densities achieved in new housing have increased, compared to the previous five years;
- Commercial and industrial construction has continued, despite the recession of 2001 – 2004;
King County's Urban Growth Area, and each of its four urban subareas, has sufficient capacity to accommodate the residential and employment growth forecasted by 2022.

THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES AS FOLLOWS:

1. The attached 2007 King County Buildable Lands Report is recognized as final and complete in responding to the evaluation requirements of RCW 36.70A.215, and its findings are recognized as the basis for any future measures that the county or cities may need to adopt in order to comply with this section.

2. This motion shall be attached to the Countywide Planning Policies as an appendix for future reference.

3. The attached 2007 King County Buildable Lands Report is recommended to the Metropolitan King County Council and the Cities of King County for adoption of a motion recognizing the completion of the Report and noting its major conclusions.

ADOPTED by the Growth Management Planning Council of King County on October 3, 2007 in open session and signed by the chair of the GMPC.

Ron Sims, Chair, Growth Management Planning Council

Attachment:
1. 2007 King County Buildable Lands Report