



**CITY OF KIRKLAND**

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

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**MEMORANDUM**

**To:** David Ramsay, City Manager  
**From:** Eric Shields, Planning Director  
**Date:** June 3, 2008  
**Subject:** 2007 King County Buildable Lands Report / Countywide Planning Policies

**RECOMMENDATION**

Approve the proposed resolution ratifying amendment of the King County Countywide Planning Policies and recognizing the 2007 King County Buildable Lands Report as complete in meeting the reporting requirements of RCW 36.70A.215..

**BACKGROUND DISCUSSION**

On October 3, 2007, the Growth Management Planning Council (GMPC) adopted Motion 07-3 approving the 2007 King County Buildable Lands Report and recommending that a copy of the motion be included as an appendix to the King County Countywide Planning Policies (CPPs). On April 14, 2008, the King County Council adopted Ordinance 16056 approving and ratifying the recommendation of the GMPC.

Pursuant to the amendment procedures established in the CPPs, amendments to the CPPs will become effective when ratified by ordinance or resolution, within 90 days of adoption, by 30 percent of city and county governments representing 70 percent of the county population. The deadline for ratification is July 11, 2008.

The Buildable Lands Report is a technical document summarizing development activity in King County over the period 2001-2005 and analyzing land supply/ capacity available to accommodate household and growth targets. Under the Growth Management Act, a buildable lands report is required to be prepared every five years (the previous report documented the period 1996- 2000) by six Washington counties. The King County report was prepared as a collaborative effort by all 40 King County jurisdictions. Technical assistance and project coordination was provided by the Suburban Cities Association in collaboration with King County.

The entire report can be viewed at the following link:  
<http://www.metrokc.gov/budget/buildland/bldInd07.htm>.

### **Summary of County-wide Development and Growth Capacity:**

- County housing growth is on track to meet growth targets – overall and within each of the County subareas.
- There is an overall trend toward higher residential densities than in the previous reporting period. The average single family density was 6.2 units per acre, while the average multi-family density was 38 units per acre.
- There was a net loss of jobs between 2000 and 2006 but there was a substantial amount of nonresidential floor area permitted.
- There is land capacity to accommodate 277,000 additional households, more than twice as many as the additional 106,000 needed to meet the 2022 growth target.
- There is capacity for about 527,000 additional jobs, well more than the 267,000 needed to meet the 2022 growth target.

### **Kirkland Development compared to Eastside Sub-area and urban King County:**

- **Dwelling Units Permitted** (Table 4.2, page IV-4)

Kirkland: 1,384 (25.25% of 20 year household target)

Eastside: 15,662 (33% of target)

UKC: 49,270 (32% of target)

Comment: Kirkland's rate of growth as a percentage of our target was somewhat lower than for the Eastside and urban King County as a whole. Even so, our rate of growth would be sufficient to meet or nearly meet our target. (Note that targets are for households not housing units. Accounting for presumed housing unit vacancies, Kirkland's 1,384 new housing units would accommodate 1,328 households, which is 24.2% of our target).

New housing in Kirkland represented 9% of Eastside and 3% of urban King County housing growth. Cities with the greatest growth were: Seattle (14,172 new units), Renton (3,494) and Issaquah (2,615). 9,356 new units were in unincorporated urban King County (60% of those in south King County).

- **Average Density (lots/ acre) in New Subdivisions** (Table 4.5, page IV-7)

Kirkland: 5.0

Eastside: 6.0

UKC: 6.2

Comment: The density of new single family lots created in Kirkland was somewhat less than for the Eastside and urban King County as a whole. Jurisdictions with the highest densities were Issaquah (7.9), Maple Valley (7.5), Redmond (7.4) and Shoreline (7.0).

- **Average Density (units/ acre) in New Multi-Family Developments** (Table 4.9, page IV-11)

Kirkland: 46.3  
Eastside: 33.2  
UKC: 37.9

Comment: The density of Kirkland's new multi-family housing was considerably greater than average for the Eastside and urban King County. Other cities with high densities were: Bellevue (90 units/ acre), Seattle (80) and Redmond (38).

- **Change in Employment (Jobs)** (Table 4.12, page IV-15)

Kirkland: -2,260  
Eastside: +11,371  
UKC: -25,688

Comment: The above figures are for jobs covered by employment security as reported by the Washington State Department of Employment Security. The job loss in Kirkland parallels the overall loss throughout the County due to the recession in the early years of the reporting period. The job gain on the Eastside was predominantly in Redmond (+8,388) and Issaquah (+3,558).

- **New Commercial and Industrial Floor Area Permitted** (Table 4.14, page IV-18)

Kirkland: 689,806 sq. ft.  
Eastside: 4.7 million sq. ft.  
UKC: 17.8 million sq. ft.

Comment: New commercial and industrial floor area in Kirkland was approximately 15% of the new floor area permitted on the Eastside and 4% permitted within urban King County. Kirkland's percentage of jobs was larger than our percentages of residential growth, as noted under item 1 above.

- **Residential (dwelling units) Growth Capacity** (Table 5.3, page V-4)

Kirkland: 4,761  
Eastside: 58,029  
UKC: 289,179

Comment: Kirkland's residential capacity is sufficient to accommodate 4,569 additional households. However, our capacity exceeds our target by only 417 households, suggesting that we will be challenged to find additional capacity when new targets are allocated in 2010. The Eastside capacity exceeds targets by 23,225 households, while urban King County has an

excess capacity of 170,895 households.

o **Employment (jobs) Capacity** (Table 5.6, page V-10)

Kirkland: 12,607  
Eastside: 124,705  
UKC: 527,720

Comment: Kirkland's job capacity exceeds our target of 8,800 by 3,807. Within the Eastside, there is an excess job capacity of 40,151, while urban King County as a whole is able to accommodate 260,413 more jobs more than its target.

o **Jobs/ Housing Ratio** (Kirkland & Eastside jobs from Table 4.12, page IV- 15; Kirkland & Eastside housing from State Office of Financial Management; King County and Regional jobs and housing from KC 2008 Land Use Benchmarks report.)

	<u>Jobs</u>	<u>Housing Units</u>	<u>Ratio</u>
Kirkland	32,047	23,720	1.35
Eastside (cities only)	294,475	160,814	1.83
KC (urban & non-urban)	1,125,197	803,268	1.40
Region (4 counties)	1,698,934	1,348,148	1.26

Comment: Kirkland's proportion of jobs to housing is somewhat greater than for the region as a whole, making it a net importer of employees. However, our proportion of jobs is slightly lower than for the County as a whole and considerably lower than the average for all Eastside cities. The Eastside is a major importer of employees.

Details on Kirkland's development activity, land supply and capacity are shown on pages VII 50 – 53 of the report.

Attachments:

1. Proposed resolution
2. Letter and supporting materials from King County
3. Resolution



King County

RECEIVED

MAY 07 2008

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

May 2, 2008

The Honorable James Lauinger  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Dear Mayor Lauinger:

We are pleased to forward for your consideration and ratification the enclosed amendment to the King County Countywide Planning Policies (CPP).

On April 14, 2008, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. Copies of the King County Council staff report, ordinance and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

- Ordinance No. 16056, GMPC Motion No. 07-3 by the Growth Management Planning Council of King County recognizing the 2007 King County Buildable Lands Report and its findings. (available on line at [www.metrokc.gov/budget/buildland/bldInd07.htm](http://www.metrokc.gov/budget/buildland/bldInd07.htm))

In accordance with the Countywide Planning Policies, FW-1, Step 9, 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 according to the interlocal agreement. A city will be deemed to have ratified the amendments to the Countywide Planning Policies unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for this amendment is July 11, 2008.**



If you adopt any legislation relative to this action, please send a copy of the legislation by the close of business, July 11, 2008, to Anne Noris, Clerk of the Council, W1039 King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

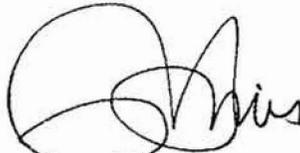
If you have any questions about the amendments or ratification process, please contact Paul Reitenbach, Senior Policy Analyst, King County Department of Development and Environmental Services, at 206-296-6705, or Rick Bautista, King County Council Staff, at 206-296-0329.

Thank you for your prompt attention to this matter.

Sincerely,



Julia Patterson, Chair  
Metropolitan King County Council



Ron Sims  
King County Executive

Enclosures

cc: King County City Planning Directors  
Suburban Cities Association  
Stephanie Warden, Director, Department of Development and Environmental Services (DDES)  
Paul Reitenbach, Senior Policy Analyst, DDES  
Rick Bautista, Council Staff, Growth Management & Natural Resources Committee (GM&NR)



Signature Report

April 14, 2008

Ordinance 16056

Proposed No. 2008-0074.2

Sponsors Gossett

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

7  
8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

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

16 1. Annual data on land development; and

17           2. Periodic analyses to identify "land suitable for development" for anticipated  
18 residential, commercial, and industrial uses.

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

23           D. The 2007 BLR contained data on:

- 24           1. Building permits and subdivision plats for the years 2001-2005;  
25           2. Land supply and capacity as of 2006; and  
26           3. Comparisons with growth targets established by the Growth Management  
27 Planning Council (GMPC) in 2002 for the planning period 2001-2022.

28           E. The major findings of the 2007 BLR include the following:

- 29           1. Housing growth has been on track with twenty-two-year growth targets;  
30           2. Densities achieved in new housing have increased compared to the previous  
31 five years;  
32           3. Commercial-industrial construction has continued despite the recession of  
33 2001-2004; and  
34           4. King County's Urban Growth Area, and each of four subareas of the county,  
35 has sufficient land capacity to accommodate the residential and employment growth  
36 forecasted by 2022.

37           F. While the GMA requires King County and its cities to implement a review and  
38 evaluation program, as noted above, neither the GMA nor the Countywide Planning

39 Policies ("CPPs") establishes a requirement or a process for adoption of the BLR as an  
40 amendment to the CPPs.

41 G. In August 2002, the King County BLR was submitted to the state prior to the  
42 statutory deadline of September 1 for "completion" of the five-year evaluation. However,  
43 in December, 2004, the Seattle-King County Association of Realtors filed a petition with  
44 the Central Puget Sound Growth Management Hearings Board ("the board") to appeal the  
45 2002 BLR.

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

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

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

- 56 1. Establish a clear appeal period for the BLR; and  
57 2. Emphasize the recognition and authority of the 2007 BLR as the technical  
58 basis for subsequent countywide policy decisions as well as local decisions that are  
59 consistent with the countywide policy direction.

60 K. As a coordinated countywide GMA document, the BLR falls within the  
61 purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program

62 pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The  
63 CPPs do set forth a process whereby GMPC takes formal action on CPPs through:

- 64 1. A motion to recommend a CPP amendment for adoption by the King County  
65 Council; and
- 66 2. Ratification by at least thirty percent of the cities containing at least seventy  
67 percent of the population.

68 L. While the BLR is not a policy action, following an equivalent track for  
69 countywide action on the BLR appears to be the best vehicle for formalizing the  
70 "adoption" of the report through legislative action that represents the endorsement of both  
71 the county and cities.

72 M. The GMPC met on December 12, 2007 and voted to recommend to the King  
73 County Council, a motion (GMPC Motion 07-3) to adopt the 2007 Buildable Lands  
74 Report.

75 SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are  
76 each hereby amended to read as follows:

77 A. The Phase II Amendments to the King County 2012 Countywide Planning  
78 Policies attached to Ordinance 11446 are hereby approved and adopted.

79 B. The Phase II Amendments to the King County 2012 - Countywide Planning  
80 Policies are amended, as shown by Attachment 1 to Ordinance 12027.

81 C. The Phase II Amendments to the King County 2012 - Countywide Planning  
82 Policies are amended, as shown by Attachment 1 to Ordinance 12421.

83 D. The Phase II Amendments to the King County 2012 - Countywide Planning  
84 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.

85 E. The Phase II Amendments to the King County 2012 - Countywide Planning  
86 Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

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

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

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

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

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

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

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

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

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

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

107 P. The Phase II Amendments to the King County 2012 - Countywide Planning

108 Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

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

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

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

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

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

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

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

123 B. The amendments to the Countywide Planning Policies adopted by Ordinance  
124 10840 are hereby ratified on behalf of the population of unincorporated King County.

125 C. The amendments to the Countywide Planning Policies adopted by Ordinance  
126 11061 are hereby ratified on behalf of the population of unincorporated King County.

127 D. The Phase II amendments to the King County 2012 Countywide Planning  
128 Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of  
129 unincorporated King County.

130 E. The amendments to the King County 2012 - Countywide Planning Policies, as  
131 shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the  
132 population of unincorporated King County.

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

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

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

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

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

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

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

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

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

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

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

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

169 R. The amendments to the King County 2012 – Countywide Planning Policies, as  
170 shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the  
171 population of unincorporated King County.

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

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

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

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

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

187 X. The amendments to the King County 2012 - Countywide Planning Policies, as

188 shown by Attachment A to this ordinance, are hereby ratified on behalf of the population  
189 of unincorporated King County.

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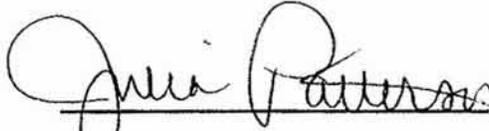
Ordinance 16056 was introduced on 3/10/2008 and passed by the Metropolitan King County Council on 4/14/2008, by the following vote:

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

RECEIVED  
2008 APR 24 AM 11:13  
KING COUNTY COUNCIL  
CLERK

ATTACHMENT A  
Dated 3-18-08

October 3, 2007

Sponsored By: Executive Committee

/cf

**MOTION NO. 07-3**

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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;

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- 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



King County

**Metropolitan King County Council  
Growth Management and Natural Resources Committee**

***Revised Staff Report***

**Agenda Item:**

**Proposed Ord:** 2008-0074 (ratifying GMPC Motion 07-3)

**Name:** Rick Bautista

**Date:** March 18, 2008

***PROPOSED SUBSTITUTE ORDINANCE 2008-0074 RECEIVED A "DO PASS" RECOMMENDATION ON MARCH 18, 2008.***

**SUBJECT:**

Substitute Ordinance ratifying the adoption of the 2007 King County Buildable Lands Report by the Growth Management Planning Council.

**BACKGROUND:**

The Growth Management Planning Council (GMPC) is a formal body comprised of elected officials from King County, Seattle, Bellevue, the Suburban Cities, and Special Districts. The GMPC was created in 1992 by interlocal agreement, in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt CPPs.

Under the GMA, the CPPs serve as the framework for each individual jurisdiction's comprehensive plan. This is to ensure countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the CPPs, which were adopted by the King County Council and ratified by the cities. Subsequent amendments to the CPPs follow the same process: recommendation by the GMPC, adoption by the King County Council, and ratification by the cities.

Amendments to the CPPs become effective when ratified by ordinance or resolution by at least 30% of the city and county governments representing at least 70% of the population of King County.

*NOTE: A city is deemed to have ratified an amendment to the CPPs unless it has taken legislative action to disapprove within 90 days of adoption by King County.*

**SUMMARY:**

Proposed Substitute Ordinance 2008-0074 would ratify GMPC Motion 07-3, which adopts and affirms the findings contained in the 2007 King County Buildable Lands Report as final and complete as the basis for any further measures that the county or cities may need to adopt in order to comply with in responding to the requirements of RCW 36.70A.215.

**GMA Requirements**

The 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 5 years. The first King County Buildable Lands Report (BLR) was submitted to the state in 2002.

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

- Annual data on land development, and
- Periodic analyses to identify “land suitable for development” for anticipated residential, commercial, and industrial uses.

Based on the findings of the 5-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.

The GMPC was briefed on the findings of the 2007 BLR in June and September 2007 and adopted the 2007 BLR in December 2007. The 2007 BLR contained data on:

- Building permits and subdivision plats for the years 2001-2005,
- Land supply and capacity as of 2006, and
- Comparisons with growth targets established by the GMPC in 2002 for the planning period 2001-2022.

The major findings of the 2007 BLR include the following:

- Housing growth has been on track with 22-year growth targets.
- Densities achieved in new housing have increased compared to the previous five years.
- Commercial-industrial construction has continued despite the recession of 2001-2004.
- 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.

#### Effect of GMPC Action

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

In August 2002, the King County BLR was submitted to the State prior to the statutory deadline of September 1 for “completion” of the 5-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 to appeal the 2002 BLR.

King County argued that the appeal of the BLR was untimely, falling outside the 60-day appeal period for GMA actions. The Hearings 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 60-day appeal period.

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.”

As a response to the Hearings Board decision, GMPC staff recommended the GMPC consider legislative action to:

- Establish a clear appeal period for the BLR, and
- 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.

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:

- A motion to recommend a CPP amendment for adoption by the King County Council, and
- Ratification by at least 30% of the cities containing at least 70% of the population.

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.

**ATTACHMENTS:** None

RESOLUTION R-4711

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RATIFYING AMENDMENTS TO THE KING COUNTY COUNTYWIDE PLANNING POLICIES AND RECOGNIZING THE 2007 KING COUNTY BUILDABLE LANDS REPORT IN MEETING THE REPORTING REQUIREMENTS OF RCW 36.70A.215.

WHEREAS, the King County Council adopted the original King County Countywide Planning Policies in July 1992; and;

WHEREAS, the Growth Management Planning Council (GMPC) was established by interlocal agreement in 1991 to provide collaborative policy development of King County Countywide Planning Policies; and

WHEREAS, the 1991 interlocal agreement requires ratification of the King County Countywide Planning Policies and amendments to the Countywide Planning Policies by 30% of the jurisdictions representing at least 70% of the population of King County, within 90 days of adoption by the King County Council; and

WHEREAS, the King County Growth Management Planning Council passed motion 07-3 on October 3, 2007 recognizing the 2007 King County Buildable Lands Report as final and complete in responding to the evaluation requirements of RCW 36.70A.215 and recommending that the motion be included as an appendix to the King County Countywide Planning Policies; and

WHEREAS, on April 14, 2008, the Metropolitan King County Council adopted Ordinance 16056 amending the King County Countywide Planning Policies as recommended by the Growth Management Planning Council; and

WHEREAS, the City of Kirkland has completed a review and evaluation consistent with the requirements of RCW 36.70A.215, and

WHEREAS, the findings of the review and evaluation for the City of Kirkland have been published in the 2007 King County Buildable Lands Report, and

WHEREAS, the findings of the 2007 King County Buildable Lands Report indicate that the City of Kirkland has sufficient capacity, based on actual densities achieved during the most recent 5-year review period, to accommodate household and job growth targeted for the remainder of the current 20-year planning period, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council hereby ratifies King County Ordinance 16056 amending the King County Countywide Planning Polices.

Section 2. The Kirkland City Council recognizes the 2007 King County Buildable Lands Report as complete in meeting the countywide and city reporting requirements of RCW 36.70A.215. The findings of the report are recognized as the basis for any measures that the City of Kirkland may need to adopt in order to comply with the requirements of RCW 36.70A.215.

Passed by majority vote of the Kirkland City Council in open meeting this 17th day of June, 2008.

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Mayor

ATTEST:

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City Clerk