



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6029
March 1, 2022
Consent Agenda

AGENDA BILL INFORMATION

| | | |
|----------------------------|---|---|
| TITLE: | AB 6029: Ratifying King County Countywide Planning Policies | <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: |
| RECOMMENDED ACTION: | Approve Resolution No. 1620 ratifying King County Countywide Planning Policies. | <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution |

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| DEPARTMENT: | Community Planning and Development |
| STAFF: | Jeff Thomas, Interim Director Adam Zack, Senior Planner |
| COUNCIL LIAISON: | n/a |
| EXHIBITS: | 1. City of Mercer Island Resolution No. 1620 2. King County Ordinance No. 19384 3. Letter from King County Council 4. 2021 King County Urban Growth Capacity Report |
| CITY COUNCIL PRIORITY: | n/a |

| | |
|-------------------------------|--------|
| AMOUNT OF EXPENDITURE | \$ n/a |
| AMOUNT BUDGETED | \$ n/a |
| APPROPRIATION REQUIRED | \$ n/a |

SUMMARY

The Metropolitan King County Council amended the King County Countywide Planning Policies (CPPs) and established 2044 growth targets for cities throughout the County on December 14, 2021. Notice from the County was provided to cities on January 6, 2022 requesting ratification of the updated CPPs within 90 days. The updates to the CPPs will be complete once a qualifying number of cities ratify. Mercer Island can ratify the updated CPPs through approval of Resolution No. 1620 (Exhibit 1).

- The King County CPPs were amended by King County Ordinance 19384 (Exhibit 2);
- The King County Council updated the CPPs and set growth targets that are consistent with VISION 2050, the regional plan for growth developed by the Puget Sound Regional Council (PSRC);
- The amended CPPs establish the planning framework for jurisdictions through the County;
- New housing and employment growth targets through 2044 are established in Table DP-1 (Exhibit 2, page 23);
- Mercer Island's housing growth target is 1,239 new housing units by the year 2044. The housing growth target did not change from the previous target;

- Mercer Island's employment growth target is 1,300 new jobs added by the year 2044. This represents an increase of 140 jobs over the previous target; and
- The Comprehensive Plan update will focus on incorporating the new housing and employment growth targets into the *Plan* to maintain GMA compliance.
- The City Council proposed action is to review and approve Resolution No. 1620, ratifying the CPPs updates. Should City Council approve Resolution No. 1620, the City Clerk will transmit the approved resolution to the Clerk of King County Council, notifying the County that the City has ratified the Countywide Planning Policies updates. This transmittal will conclude the ratification process.

BACKGROUND

The Washington State Growth Management Act (GMA) establishes a tiered planning process that incorporates multi-county planning, county-wide planning, and local planning with the goal of creating coordinated, consistent plans for growth across regions. The GMA also requires counties and incorporated jurisdictions to maintain a valid Comprehensive Plan that is consistent with regional plans and guides community building and future growth of a jurisdiction for a 20-year period.

Periodic review and updates to the Comprehensive Plan are required and recent legislative amendments now require these updates every 9-years. The last periodic update to the Mercer Island Comprehensive Plan was completed in 2015, planning to 2035.

Mercer Island is now in the early phases of the next periodic update, which is scheduled to be completed by June 30, 2024 and will cover the planning period of 2024-2044. The King County CPPs and growth targets provide the basis for many of the required updates to the Comprehensive Plan.

Beginning in 2019, the Puget Sound Regional Council (PSRC) and King County have led processes to update the regional and countywide plans, in anticipation of the June 2024 deadline for local Comprehensive Plan updates. The following actions have now been completed:



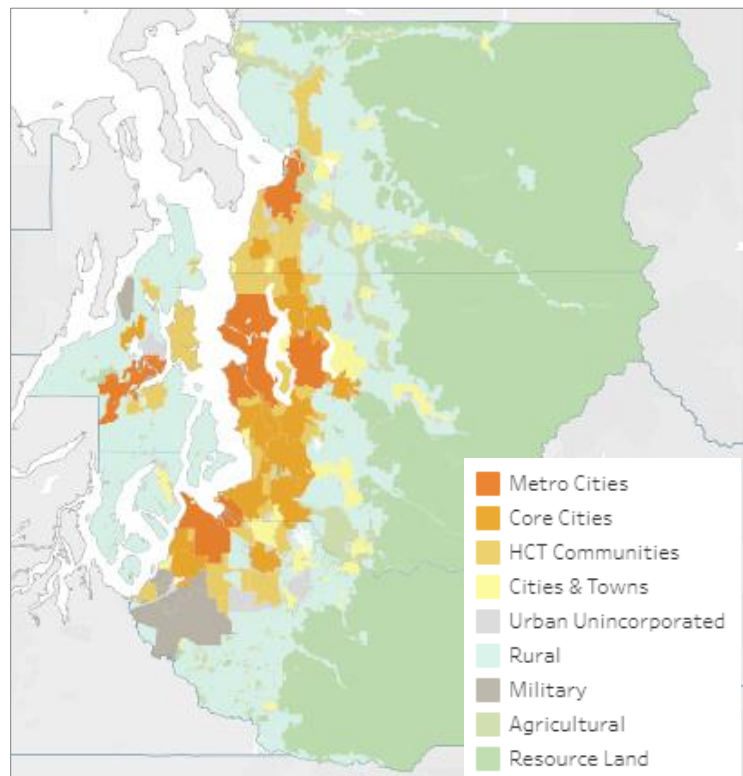
- October 29, 2020 – The PSRC General Assembly adopted *Vision 2050*. *Vision 2050* is a regional plan that coordinates growth among King, Pierce, Snohomish, and Kitsap counties;
- *Vision 2050* established multicounty planning policies that called for King County to update its Countywide Planning Policies (CPPs), including new growth targets;
- With data inputs and technical support from local jurisdictions and consultants, King County staff conducted data analysis and drafted the Urban Growth Capacity Report (UGC Report);
- King County jurisdictions caucused in groups established based upon the regional geographies identified in *VISION 2050*. Within each caucus, jurisdictions allocated projected growth into housing and employment targets for each jurisdiction through a consensus process;

- June 23, 2021 – The King County Growth Management Planning Council (GMPC) recommended amendments to the CPPs. The GMPC is a regional policy body comprised of elected officials from local governments within King County charged with review and recommending amendments to the CPPs;
- December 14, 2021 – The King County Council adopted the UGC Report; and
- December 14, 2021 – The King County Council adopted Ordinance 19384, which amended the CPPs.

VISION 2050

VISION 2050 is the Puget Sound region's plan for future growth, covering Snohomish, King, Pierce, and Kitsap Counties. It defines roles for different types of places in accommodating the region's population and employment growth, which inform regional plans, countywide growth targets and local comprehensive plans. VISION 2050 identifies six place types or "regional geographies" including Metropolitan Cities, Core Cities, High-Capacity Transit Communities (HCT), Cities & Towns, Urban Unincorporated and Rural.

Within each county, each of the regional geographies has a growth allocation for both housing and employment. VISION 2050 focuses growth in the areas best able to accommodate, directing 65% of the region's population growth and 75% of the region's job growth into urban centers and near high-capacity transit.



The City of Mercer Island is assigned to the HCT regional geography within King County, along with 6 other cities – Des Moines, Kenmore, Lake Forest Park, Newcastle, Shoreline, and Woodinville, as well as 3 planned annexation areas – Federal Way, North Highline, and Renton. The King County HCT regional geography is allocated growth projections of 92,000 people and 40,000 jobs.

| Area | Metropolitan Cities | Metro pct | Core Cities | Core pct | High Capacity ... | HCT pct | Cities & Towns | CT pct | Urban Unincorporated | UU pct | Rural | Rural pct |
|-----------|---------------------|-----------|-------------|----------|-------------------|---------|----------------|--------|----------------------|--------|--------|-----------|
| King | 381,000 | 44% | 346,000 | 40% | 92,000 | 11% | 44,000 | 5.0% | 4,000 | 0% | 6,000 | 1.0% |
| Kitsap | 33,000 | 34% | 15,000 | 16% | 34,000 | 36% | 0 | 0.0% | 6,000 | 6% | 8,000 | 8.0% |
| Pierce | 137,000 | 38% | 85,000 | 23% | 77,000 | 21% | 25,000 | 7.0% | 29,000 | 8% | 11,000 | 3.0% |
| Snohomish | 87,000 | 20% | 50,000 | 12% | 210,000 | 50% | 40,500 | 9.5% | 18,000 | 4% | 18,500 | 4.5% |
| Region | 637,000 | 36% | 496,000 | 28% | 413,000 | 24% | 109,000 | 6.0% | 57,000 | 3% | 43,000 | 2.0% |

Urban Growth Capacity Report

In its January 6, 2022 letter (Exhibit 3), the King County Council requested the City review the 2021 *Urban Growth Capacity Report* (UGC Report) (Exhibit 4). The UGC Report analyzes development capacity in each jurisdiction between 2019 and 2035. It considers factors like current levels of development, achieved density and intensity, zoning regulations, and environmental constraints. City staff contributed to preparation of the UGC through data collection and fulfilling technical information requests.

In the City of Mercer Island profile in Chapter 7 (Exhibit 4, page 165), the UGC Report finds that the City has capacity for 1,607 additional dwelling units and 961 additional jobs. This is a key finding because it shows that the City has sufficient development capacity to accommodate the 2035 growth projection, and the City will not be required to adopt significant amendments to its Comprehensive Plan to increase development capacity.

Countywide Planning Policies

The countywide planning policies are required for counties planning under the GMA. The purpose of CPPs is stated in RCW 36.70A.210(1):

The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land-use powers of cities.

One of the principal functions of the CPPs is establishing growth targets for all cities within the County. Setting growth targets at the county level ensures that comprehensive plans throughout the County are using consistent assumptions about growth through the planning period. The growth targets are derived from regional projections for population and employment growth included in VISION 2050. These projections are allocated to regional geographies within each county via the Multicounty Planning Policies.

Within King County, jurisdictions within each of these regional geographies met in the first half of 2021 to review draft data from the UGC Report and to allocate the growth projections for the HCT regional geography to each jurisdiction. After caucusing with the HCT jurisdictions over the course of several meetings, the group established growth targets for each jurisdiction via a consensus process. The resulting growth targets are expressed in number of new housing units for housing growth and new jobs for employment growth. The targets were later included in the GMPC's recommended amendments to the CPPs and the CPPs were subsequently adopted by the King County Council. The 2044 growth targets for Mercer Island are:

- 1,239 housing units, and
- 1,300 jobs (Exhibit 2, page 23, Table DP-1).

A core GMA requirement is that cities must provide enough development capacity to accommodate the forecasted growth (RCW 36.70A.115). The Mercer Island housing growth target did not increase with the amendment of the CPPs. The employment growth target increased from 1,160 jobs by 2035 to 1,300 jobs by 2044. Maintaining the existing growth targets unchanged was a point of emphasis for the City in negotiating the growth targets in the HCT caucus. One implication of having a housing growth target that is unchanged and an employment target that modestly increased since the last Comprehensive Plan periodic review is that the upcoming periodic review will not require significant changes to land use designations, densities, or zoning. This greatly simplifies the periodic update because the *Plan* already accounts for the projected growth.

RESOLUTION NO. 1620

The Metropolitan King County Council amended the King County CPPs and established 2044 growth targets for cities throughout the County on December 14, 2021 (King County Ordinance 19384, Exhibit 2). Notice that the County had amended the CPPs was sent to cities on January 6, 2022 (Exhibit 3). The amendments to the CPPs become effective once they are ratified by 70 percent of cities representing 30 percent of the population in the County. Cities have 90 days to ratify or take action to disapprove of the amendments. The ratification deadline is April 6, 2022. The Mercer Island City Council can ratify the amended CPPs by approving Resolution No. 1620 as presented (Exhibit 1).

NEXT STEPS

At the March 1, 2021 meeting, the City Council will have the opportunity to review and approve Resolution No. 1620, ratifying the CPPs updates. Should City Council approve Resolution No. 1620, the City Clerk will transmit the approved resolution to the Clerk of King County Council, notifying the County that the City has ratified the Countywide Planning Policies updates. This transmittal would conclude the ratification process.

RECOMMENDATION

Approve Resolution No. 1620 to ratify the King County Countywide Planning Policies updates.