

## Attachment A



October 25, 2019

The Honorable John Chelminiak  
City of Bellevue  
P.O. Box 90012  
Bellevue, WA 98009-9012

Dear Mayor Chelminiak:

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

On October 9, 2019, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. The ordinance will become effective Friday, October 25, 2019. Copies of the transmittal letter, King County Council staff report, ordinance 18991 and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

In accordance with the CPP, G-1, 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 CPP and amendments 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 these amendments is Thursday, January 23, 2020.**

If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Thursday, January 23, 2020, to Melani Pedroza, Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Karen Wolf, Senior Strategy and Performance Analyst, King County

Executive's Office, at 206 263-9649, or Andy Micklow, Metropolitan King County Council Staff, at 206 263-3226.

Thank you for your prompt attention to this matter.

Sincerely,



Rod Dembowski, Chair  
Metropolitan King County Council



Dow Constantine  
King County Executive

Enclosures

cc: King County City Planning Directors  
Sound Cities Association  
Lauren Smith, Director, Regional Planning  
Karen Wolf, Senior Strategy and Performance Analyst  
Andy Micklow, Council Staff, Mobility and Environment Committee



## KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

### Signature Report

#### Ordinance 18991

Proposed No. 2019-0312.2

Sponsors Upthegrove

1 AN ORDINANCE adopting and ratifying Growth

2 Management Planning Council Motion 18-1.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Findings:

5 A. Growth Management Planning Council Motion 18-1 outlines best practices

6 jurisdictions can take to facilitate the development and renovation of public schools

7 within the Urban Growth Area.

8 B. On May 30, 2018, the Growth Management Planning Council unanimously

9 adopted Motion 18-1.

10        SECTION 2. The best practices outlined in Motion 18-1, are hereby adopted by  
11        King County and ratified on behalf of the population of unincorporated King County.  
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Ordinance 18991 was introduced on 9/25/2019 and hearing held/closed and passed by the Metropolitan King County Council on 10/9/2019, by the following vote:

Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Mr. Dunn, Mr. McDermott,  
Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci  
No: 1 - Ms. Lambert



KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Rod Dembowski, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this 15 day of OCTOBER, 2019.

Dow Constantine, County Executive

Attachments: A. GMPC Motion 18-1

RECEIVED  
2019 OCT 15 PM 3:20  
CLERK  
KING COUNTY COUNCIL



## King County

### Metropolitan King County Council Mobility and Environment Committee

#### REVISED STAFF REPORT

<b>Agenda Item:</b>		<b>Name:</b>	Andy Micklow
<b>Proposed No.:</b>	2019-0312	<b>Date:</b>	September 26, 2019

#### COMMITTEE ACTION

*Proposed Substitute Ordinance 2019-0312.2 which would adopt and ratify Growth Management Planning Council Motion 18-1, passed out of committee on October 1, 2019, with a "Do Pass" recommendation. The Ordinance was amended in committee with Amendment 1 to correct the date of the GMPC meeting from May 28, 2018 to May 30, 2018.*

#### SUBJECT

Adoption of recommendations from the Growth Management Planning Council (GMPC) that outline best practices jurisdictions can take to facilitate the development and renovation of public schools within the Urban Growth Area.

#### SUMMARY

Proposed Ordinance 2019-0312 would adopt Growth Management Planning Council Motion 18-1 which outlines best practices jurisdictions can take to facilitate the development and renovation of public schools within the Urban Growth Area.

If adopted by the Council, the ordinance would also ratify the change on behalf of the population of unincorporated King County and begin the ratification process by the cities in King County.

#### BACKGROUND

The Washington State Growth Management Act (GMA) requires counties and cities to work together to plan for growth. In King County, the Growth Management Planning Council (GMPC) is the countywide planning body through which the County and cities collaborate. The GMPC is comprised of elected officials from King County, Seattle, Bellevue, the Sound Cities Association, and special purpose districts.

The GMPC convened the School Siting Task Force in 2011 to address the issue of whether public schools serving primarily urban populations should be sited in rural

areas, and whether such facilities should be served by sewers. The School Siting Task Force produced a final report and recommendations in March 2012. Recommendations from the School Siting Task Force Final Report were incorporated into three new Countywide Planning Policies (CPPs) in 2012.

The three policies regarding school siting added in the 2012 Countywide Planning Policies<sup>1</sup> are:

**PF-18** Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

**PF-19** Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report) and locate new community facilities and services that primarily serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon a rural location and their size and scale supports rural character.

Public school facilities to meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's land use plan and regulations and their respective school district[s] facility needs are essential for public school capacity needs to be met. The following policy applies countywide and requires engagement between each school district and each city that is served by the school district. The policy also applies to King County as a jurisdiction for areas of unincorporated King County that are within a school district's service boundary. The policy initiates a periodic procedure to identify if there are individual school district siting issues and if so, a process for the school district and jurisdiction to cooperatively prepare strategies for resolving the issue.

**PF-19A** Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development consistent with adopted comprehensive plan policies and growth forecasts. Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries. By January 2016 and every two years thereafter, determine if there is development capacity and the supporting infrastructure to site the needed school facilities. If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:

- Shared public facilities such as play fields, parking areas and access drives
- School acquisition or lease of appropriate public lands

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<sup>1</sup> 2012 King County Countywide Planning Policies, as amended further in 2016:

<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>

- Regulatory changes such as allowing schools to locate in additional zones or revised development standards
- School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs.

In 2017, and every two years thereafter, King County shall report to the GMPC on whether the goals of this policy are being met. The GMPC shall identify corrective actions as necessary to implement this policy.

The 2018 School Siting Report to the GMPC found, "the requirement to accommodate student capacity primarily in the urban area is challenging, and has become even more so as King County continues to grow and as Washington state implements new policies impacting school capacity."<sup>2</sup>

## **ANALYSIS**

On May 30, 2018, the GMPC unanimously adopted Motion 18-1, which is a non-binding recommendation to the Council to endorse actions the County and its cities can take to further facilitate the development and renovation of public schools within the UGA. Motion 18-1 recommends ten best practices for the cities and the county to work together with school districts to build new schools and school facilities within the UGA. The recommendations in Motion 18-1 include the following:

1. Identify surplus public properties that could work as new school sites.
2. Assist with identifying private properties that could be available for new school sites.
3. Look for opportunities for shared use of buildings, fields, parking and other facilities between the city or county and the school district.
4. Consider options and zoning for mixed-use development that could accommodate a school.
5. Investigate how regulations and processes can be modified to make challenging sites work for new, expanded, and renovated school facilities (such as providing flexible application of development regulations for height restrictions, maximum lot coverage, and parking standards) and consider the feasibility of allowing playfields in the Rural Area adjacent to schools located in the UGA and with direct access from the UGA.
6. Broaden the number of zone classifications within which schools are permitted to locate.
7. Coordinate the permit review process to improve certainty for school districts and to shorten the permitting process time (using priority permitting as appropriate).
8. Implement a phased review of school development so the school site may be modified as needed over time and so portable facilities may be sited and/or replaced in an efficient manner.

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<sup>2</sup> <https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/GrowthManagement/GMPCMeeting053018/GMPC-Report-PF-19A-2018-053018>

9. Work with school districts, to establish site-specific Transportation Demand Management (TDM) protocols to encourage more walking, biking, and transit ridership to reduce the need for parking.
10. Partner with school districts in the planning and financing needed to improve, if appropriate based on topography and surrounding neighborhood characteristics, walking and biking routes to the school.

Adoption of Proposed Ordinance 2019-0312 would approve the recommendation from the GMPC. Council approval of the Proposed Ordinance would also ratify the motion on behalf of the population of unincorporated King County and begin the ratification process by the cities. The ratification process is outlined in CPP G-1<sup>3</sup> and includes: recommendation by the GMPC, adoption and ratification by the King County Council, and ratification by the cities. Ratification must occur within 90 days of King County approval. Ratification requires affirmation by the county and cities and town representing at least 70 percent of the county population and 30 percent of those jurisdictions. Ratification is either by affirmative vote of the city's or town's council or by no action being taken within the ratification period.

The GMPC staff analysis of Motion 18-1 as presented to the GMPC is included as Attachment 4 to this staff report.

#### **AMENDMENT**

Amendment 1 is included in the packet, and would correct the date of the May 30, 2018 GMPC meeting.

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<sup>3</sup> 2012 King County Countywide Planning Policies, as amended further in 2016:  
<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>





**King County**

**Dow Constantine**

King County Executive  
401 Fifth Avenue, Suite 800  
Seattle, WA 98104-1818

**206-263-9600** Fax 206-296-0194  
TTY Relay: 711  
[www.kingcounty.gov](http://www.kingcounty.gov)

**2019-312**

RECEIVED

2019 JUL -8 PM 1:05

CLERK  
KING COUNTY COUNCIL

July 3, 2019

The Honorable Rod Dembowski  
Chair, King County Council  
Room 1200  
COURTHOUSE

Dear Councilmember Dembowski

This letter transmits an ordinance that will enable King County to implement the King County Countywide Planning Policies by facilitating the siting of public schools inside the Urban Growth Area.

The school districts that have both urban and rural territory are focusing their efforts on building with the Urban Growth Area consistent with King County Countywide Planning Policies. But, building in the cities comes with challenges such as limited land available schools and the regulatory structure. Motion 18-1, approved by the Growth Management Council, outlines actions that jurisdictions can take to facilitate the development and renovation of public schools within the Urban Growth Area.

This ordinance integrates the goals of the King County Strategic Plan by recognizing the role of land use planning in shaping environmentally sustainable and economically viable future for all people in King County. The County's role in the GMPC fosters the ethic of working together for "One King County" by actively participating in regional organizations and defining King County's role in regional issues.

Thank you for your consideration of this ordinance. This important legislation will help foster vibrant urban communities allowing schools to serve as a focal point.



The Honorable Rod Dembowski  
July 3, 2019  
Page 2

If you have any questions, please feel free to contact Lauren Smith, Director of Regional Planning, Performance, Strategy, and Budget Office at 206-263-9606.

Sincerely,

A handwritten signature in black ink that reads "Dow Constantine". The signature is fluid and cursive, with a long horizontal line extending from the end.

Dow Constantine  
King County Executive

Enclosure

cc: King County Councilmembers  
    ATTN: Carolyn Busch, Chief of Staff  
          Melani Pedroza, Clerk of the Council  
Dwight Dively, Director, Office of Performance, Strategy, and Budget  
Lauren Smith, Director of Regional Planning, PSB

5/30/18

Attachment A

Sponsored By: Executive Committee

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**GMPC MOTION NO. 18-1**

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A MOTION outlining actions jurisdictions can take to facilitate the  
development and renovation of public schools within the Urban  
Growth Area.

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WHEREAS the Growth Management Planning Council (GMPC) convened the  
School Siting Task Force in 2011 to address the issue of whether public schools serving  
primarily urban populations should be sited in rural areas; and

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WHEREAS, the Task Force completed their work on March 31, 2012, issuing a  
report and final recommendations to the King County Executive; and

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WHEREAS, as a result of the work of the Task Force, three new policies were  
added to the 2012 King County Countywide Planning Policies (CPPs) – PF-18, PF-19, and  
PF-19A; and

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WHEREAS, student enrollments at school districts in King County are rapidly  
increasing causing a push to build more schools and school facilities and expand existing  
ones; and

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WHEREAS, the school districts that have both urban and rural territory are  
focusing their efforts on building within the Urban Growth Area (UGA) consistent with the  
CPPs; and

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WHEREAS, land sufficient for schools is scarce within the UGA and the  
regulatory structure can pose barriers to building quality schools; and

23           WHEREAS, the challenges with school siting affect both school districts with  
24 urban and rural territory and school districts with entirely urban territory; and

25           WHEREAS, school districts, cities, and King County collectively hold an interest  
26 in providing residents with needed school capacity within the UGA in a timely manner that  
27 makes best use of limited taxpayer resources; and

28           WHEREAS, school districts operate with limited financial resources and both the  
29 districts and general-purpose governments recognize an obligation to be responsible  
30 stewards of public funds;


31           THEREFORE, the King County GMPC endorses the following best practices for  
32 cities and the county working together with school districts to build new schools and  
33 school facilities within the UGA:

- 34           1. Identify surplus public properties that could work as new school sites.
- 35           2. Assist with identifying private properties that could be available for new  
36 school sites.
- 37           3. Look for opportunities for shared use of buildings, fields, parking and other  
38 facilities between the city or county and the school district.
- 39           4. Consider options and zoning for mixed-use development that could  
40 accommodate a school.
- 41           5. Investigate how regulations and processes can be modified to make  
42 challenging sites work for new, expanded, and renovated school facilities  
43 (such as providing flexible application of development regulations for height  
44 restrictions, maximum lot coverage, and parking standards) and consider the

- 45 feasibility of allowing playfields in the Rural Area adjacent to schools located  
46 in the UGA and with direct access from the UGA.
- 47 6. Broaden the number of zone classifications within which schools are permitted  
48 to locate.
- 49 7. Coordinate the permit review process to improve certainty for school districts  
50 and to shorten the permitting process time (using priority permitting as  
51 appropriate).
- 52 8. Implement a phased review of school development so the school site may be  
53 modified as needed over time and so portable facilities may be sited and/or  
54 replaced in an efficient manner.
- 55 9. Work with school districts, to establish site-specific Transportation Demand  
56 Management (TDM) protocols to encourage more walking, biking, and transit  
57 ridership to reduce the need for parking.
- 58 10. Partner with school districts in the planning and financing needed to improve,  
59 if appropriate based on topography and surrounding neighborhood  
60 characteristics, walking and biking routes to the school.

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A handwritten signature in black ink, reading "Dow Constantine", written over a horizontal line.

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Dow Constantine, Chair, Growth Management Planning Council