



King County

Metropolitan King County Council Local Services and Land Use Committee

STAFF REPORT

Agenda Item:	7	Name:	Erin Auzins
Proposed No.:	2025-0153	Date:	June 18, 2025

SUBJECT

A Proposed Ordinance that adopts and ratifies amendments to the 2021 King County Countywide Planning Policies to modify growth targets for the Cities of Carnation and Snoqualmie.

SUMMARY

Proposed Ordinance 2025-0153 would approve amendments to the King County Countywide Planning Policies to adjust housing targets and associated need based on income-level for the Cities of Carnation and Snoqualmie, as recommended by the Growth Management Planning Council, and would ratify the amendments on behalf of the population of unincorporated King County.

BACKGROUND

Growth Management Planning Council (GMPC). The GMPC is a formal body comprised of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, and special purpose districts. The GMPC was created in 1992 by an interlocal agreement in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt Countywide Planning Policies (CPPs).

The CPPs are a series of policies that address growth management issues in King County. The CPPs present the shared vision of King County and the 39 cities within King County to guide jurisdictions as they develop and amend their comprehensive plans. For King County specifically, the CPPs relate to the King County Comprehensive Plan (KCCP) and its implementing development regulations.

As provided for in the GMPC interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council and ratified by the cities in 1992.

2021 Countywide Planning Policy Update. The CPPs were comprehensively reviewed and updated in 2021 in Ordinance 19384. The 2021 CPPs established 2019-2044 growth targets for King County jurisdictions in Table DP-1. The growth targets were amended in were amended in 2023 in Ordinance 19660 to establish jurisdictional housing need values commensurate to growth targets.

Reconciliation Requests. CPP DP-13 describes a process for reconciliation of growth targets:

DP-13 *The Growth Management Planning Council shall:*

- a) Update housing and employment growth targets and housing needs periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;*
- b) Adopt housing and employment growth targets and housing needs in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;*
- c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and job growth, countywide shares of statewide housing needs, allocations to Regional Geographies, and individual jurisdictional growth targets;*
- d) Ensure that each jurisdiction's growth targets and housing needs are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets and housing needs are determined;*
- e) Ensure that each jurisdiction's growth targets allow it to meet the need for housing affordable to households with moderate-, low-, very low-, and extremely low-incomes; and*
- f) Adjust targets and housing needs administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1. Net new housing needs for the planning period are shown in Table H-1 and total projected housing needs are shown in Table H-2.*

Both the City of Carnation and the City of Snoqualmie requested adjustments to decrease their housing growth targets through the process described in DP-13.

GMPC Recommendation. On March 26, 2025, the GMPC approved Motion 25-1, which recommends revised growth targets and housing need values for the Cities of Carnation and Snoqualmie. GMPC motions are a recommendation to the King County Council.

Amendments to the CPPs become effective when the County adopts an Ordinance and when the Ordinance is ratified by at least 30% of the city and county governments representing at least 70% of the population of King County. A city is deemed to have ratified an amendment to the CPPs unless the city disapproves it by legislative action within 90 days of adoption by King County.

ANALYSIS

Proposed Ordinance 2025-0153 would approve amendments to the King County Countywide Planning Policies to reduce the housing targets for the City of Carnation from 799 to 350, and for the City of Snoqualmie from 1,500 to 719. This lowers the overall housing target for the urban growth area from 308,677 to 307,447. The GMPC motion states that this lower number is offset by "additional housing added by other jurisdictions during the 2021 target setting process, the reconciled housing growth targets are consistent with the 2021 target setting process."

While the lowered targets primarily focus on the market-rate housing targets (units for incomes higher than 120% of area median income), there were also lowered housing need numbers for these two jurisdictions for the income-based targets, as shown in the table below:

		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044							Jurisdictional Net New Emergency Housing Needs	
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100 %	>100 to ≤120%		>120%
			Non-PSH	PSH						
Cities and Towns	Carnation	((799)) 350	((239)) 189	((126)) 127	((23)) 13	((85)) 23	((43)) 0	((48)) 1	((235)) 0	((153)) 143
	Snoqualmie	((1,500))) 719	((472)) 374	((248)) 244	((233)) 117	((82)) 16	((61)) 0	((69)) 0	((335)) 0	((287)) 269

GMPC Motion 25-1 also adds a recommendation for work in 2026 to analyze "comprehensive plan growth assumptions and reported capacity after the periodic update of comprehensive plans is complete to inform required monitoring of the Countywide Planning Policies, the next version of the Urban Growth Capacity Report, and growth targets and housing need that support the 2034 periodic update." It also calls for support for jurisdictions that want to increase housing growth targets and housing need to incorporate the amount removed by this amendment.

INVITED

- Lauren Smith, Division Director, Regional Planning, Office of Performance, Strategy, and Budget
- Rebecca Maskin, Demographic Planner, Regional Planning, Office of Performance, Strategy, and Budget

ATTACHMENTS

1. Proposed Ordinance 2025-0153 and its attachment
2. Transmittal Letter
3. Fiscal Note