

Date: September 5, 2023

To: King County Growth Management Planning Council (GMPC)  
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Subject: SUPPLEMENT to Additional Comments—4:1 Program Review

On Friday, September 1, our Joint Team of King County Rural Area UACs / UAAs/ Organizations (\*) provided the GMPC Additional Comments—4:1 Program Review.

To be complete, herein we provide a SUPPLEMENT to those Comments that directly address the GMPC changes—to the Countywide Planning Policies (CPPs), King County Comprehensive Plan (KCCP), and King County Code—voted on at its May 17 meeting regarding use of the 1994 Urban Growth Area (UGA) vs. the Joint Planning Agreements (JPA) UGA.

Specifically, we call for the phrases in **yellow highlighting** below to be **removed** (note: we have not used *strikethrough* editing, as there could be confusion with other *strikethroughs*, etc.).

In addition, we wish to *re-iterate* our opposition to the including of **Mixed-Use** in 4:1 transactions.

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*King County **CPPs**, as adopted (Ordinance 19553) on 12/6/2022, and ratified by 03/31/2023  
In the Development Patterns chapter, beginning on page 25, amend as follows:*

**DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- ...
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
- 1) Is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan, as amended by Joint Planning Area Agreements for the City of North Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance 14117, with at least ~~((a portion))~~ half of the site to be placed in dedicated open space ((surrounding)) and shall fully buffer the proposed Urban Growth Area expansion from surrounding Rural Area and Natural Resource Lands; and ....

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*King County **Comprehensive Plan**, as adopted (Ordinance 19555) on 12/06/2023  
In Chapter 2: Urban Communities, beginning on page 2-34, amend as follows:*

**U-185** Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan, as amended by Joint Planning Area Agreements for the City of North

Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance 14117. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. (~~Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.~~)

**U-189** Land added to the Urban Growth Area under the Four-to-One Program shall:

- ....
- c. be physically ((contiguous)) adjacent to the original Urban Growth Area line adopted in the 1994 Comprehensive Plan, as amended by Joint Planning Area Agreements for the City of North Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance 14117, unless there are limitations due to the presence of critical areas(~~(, and shall)~~);
- ....

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*In the King County **Code**, Title 20, amend as follows:*

**20.18.170 The four to one program – process for amending the urban growth area to achieve open space.**

A. The purpose of the Four-to-One program is to create a contiguous band of open space, running north and south along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan, as amended by Joint Planning Area Agreements for the City of North Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance 14117.

**20.18.180 The four to one program – criteria for amending the urban growth area to achieve open space.** Rural area land may be added to the urban growth area in accordance with the following criteria:

A. A proposal to add land to the urban growth area under this program shall meet the following criteria:

....

3. The land added to the urban growth area shall:

a. be physically ((contiguous)) adjacent to the original urban growth area line as adopted in the 1994 King County Comprehensive Plan, as amended by Joint Planning Area Agreements for the City of North Bend in Ordinance 12535 and the City of Snoqualmie in Ordinance 14117, unless the director determines that the land directly adjacent to the urban growth area contains critical areas that would be substantially harmed by development directly adjacent to the urban growth area and that all other criteria can be met; and ....

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Again, thank you for considering our comments herein as the GMPC continues its *4:1 Program Review*.

(\*) *Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green River Coalition (GRC), Green Valley/Lake Holm Association (GV/LHA), Hollywood Hill Association (HHA), Soos Creek Area Response (SCAR), Upper Bear Creek Unincorporated Area Council (UBCUAC), and Vashon-Maury Island Community Council (VMCC).*

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