

12/2/16

Omnibus KCCP changes

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2016-0155,
VERSION 2

Beginning of the Attachment:

Before the Table of Contents, insert the welcome letter, beginning "Dear King County Resident:" attached on pages 4 and 5 of this amendment.

Chapter 1, Regional Growth Management Planning:

On page 1-6, on lines 172 to 184, delete policy RP-109, and insert revised policy RP-109 attached on page 6 of this amendment.

On page 1-9, beginning on line 297, strike lines 297 through 304, and insert revised paragraph attached on page 7 of this amendment.

Chapter 2, Urban Communities:

On page 2-39, on lines 1401 through 1417, delete policy U-208, and insert revised policy U-208 attached on page 8 of this amendment.

Chapter 3, Rural Areas and Natural Resource Lands:

On page 3-52, beginning on line 1974, strike lines 1974 through 1979, and insert revised paragraph attached on page 9 of this amendment.

Chapter 4, Housing and Human Services:

On page 4-3, on lines 53 through 82, delete policy H-102, and insert revised policy H-102 attached on page 10 of this amendment.

On page 4-14, on lines 490 through 497, delete policy H-154, and insert revised policy H-154 attached on page 11 of this amendment.

On page 4-21, on lines 747 through 767, delete policy H-204, and insert revised policy H-204 attached on page 12 of this amendment.

On page 4-22, on lines 799 through 805, delete policy H-209, and insert the paragraph and revised policy H-209 attached on page 13 of this amendment.

On page 4-22, after line 805, insert the paragraph and new policies H-210 through H-213 attached on page 14 of this amendment.

Chapter 5, Environment:

On page 5-21, on line 775, delete website link as attached on page 15 of this amendment.

Chapter 6, Shorelines:

On page 6-7, on line 213, delete website link and insert revised website link attached on page 16 of this amendment.

Chapter 9, Services, Facilities and Utilities:

41 On page 9-29, on lines 1064 to 1065, delete website link and insert revised website link
42 attached on page 17 of this amendment.

43

44 **Chapter 11, Community Service Area Planning:**

45 On page 11-4, after line 54, delete table, and insert revised table attached on page 18 of
46 this amendment.

47 On page 11-48, beginning on line 1704, strike lines 1704 through 1707, and insert revised
48 paragraph attached on page 19 of this amendment.

49

50 **Chapter 12, Implementation, Amendments and Evaluation:**

51 On page 12-18, after line 604, insert new Action 13 attached on page 20 of this
52 amendment.

53 On page 12-19, on line 619, delete "**Action 13:**" and insert "**Action 14:**"

54 On page 12-19, on line 628, delete "**Action 14:**" and insert "**Action 15:**"

55 On page 12-19, on line 642, delete "**Action 15:**" and insert "**Action 16:**"

56

57 **Glossary:**

58 On page G-7, on line 223, delete website link and insert revised website link attached on
59 page 21 of this amendment.

60

61 **EFFECT: *Refines policies and text, as attached. Strikethrough formatting is included***
62 ***for illustrative purposes only and will be removed after adoption.***

December 2, 2016



King County

December 2016

Dear King County Resident:

After more than two years of outreach, research and engagement with community members and stakeholders, the King County Council and King County Executive are pleased to present the adopted 2016 King County Comprehensive Plan.

The 2016 update is a major (every four year) review of the Comprehensive Plan. It builds on King County's 25 years of success in implementing the Growth Management Act. Since adoption of the first Comprehensive Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas. Building on this success, the 2016 plan now also responds to new critical challenges:

Equity and Social Justice. The 2016 Comprehensive Plan includes strong, specific language about how consideration of Equity and Social Justice will shape County actions, how we will move forward with affordable housing and human services goals, how we will work to ensure that undesirable land uses do not overburden historically underserved communities, and how all residents of King County will benefit from careful application of Equity and Social Justice principles when the County sites facilities, operates programs, or launches new initiatives.

Climate Change and Environmental Protection. The 2016 Comprehensive Plan incorporates key goals and policies from the County's 2015 Strategic Climate Action Plan. It demonstrates the County's commitment to climate action, with new policies on environmental and climate justice; more specific references to our efforts to reduce County greenhouse gas emissions through new technologies, such as all-electric battery buses; commitments to ongoing preservation of valuable open spaces; and development of a Green Building handbook and building codes.

Local Government Responsibilities. At its core, the Comprehensive Plan is a description of King County's role in the unincorporated areas. The 2016 Comprehensive Plan highlights this role and provides additional clarity about the County's responsibility as a local service provider to unincorporated residents through enhancements to policies and text throughout all chapters. At the same time, the adopted Comprehensive Plan describes the County's role as a regional service provider and a leader and convener on regional issues of concern.

Housing and Human Services. The 2016 Comprehensive Plan reflects the importance of serving those most in need by organizing policies related to affordable housing and human services into a new chapter. Language in the adopted Plan strengthens and clarifies these policies to reflect the County's commitment to help people who are experiencing homelessness, those at risk of displacement, and those in need of mental health and behavioral health services. The Plan also adds a new policy that calls for a regional approach to increasing the availability of affordable housing.

Local and Regional Planning. The adopted 2016 Comprehensive Plan complies with the State Growth Management Act and illustrates the County's continued commitment to protect rural lands from expansion of the urban growth area. The Comprehensive Plan also launches a new subarea planning program that will create more detailed, stakeholder-informed local plans across the entire unincorporated area.

December 2, 2016

Natural Resource Lands. The adopted 2016 Comprehensive Plan reaffirms King County's commitment to protecting our valuable forest and agricultural lands in accordance with the State Growth Management Act. The Comprehensive Plan links the production of local food and the proliferation of farmers markets to continued protection for our Agriculture Production Districts, which have remained in place for more than forty years. New policies in this update also encourage the use of Best Management Practices and sustainable farming activities to help protect the environment.

2015 marked the 25th anniversary of the passage of the Growth Management Act. This landmark legislation created a new planning approach in Washington State that sought to address the harmful impacts of uncoordinated and unplanned growth. The Growth Management Act requires jurisdictions to designate an urban growth area within which growth would be encouraged and outside of which growth could occur only if it was not urban in nature. It also requires the adoption of regulations to assure the conservation of agricultural, forest, and mineral resource lands of long-term significance as well as regulations to protect environmentally critical areas including wetlands, aquifer recharge areas, fish and wildlife habitat corridors, frequently flooded areas, and geologically hazardous areas. By almost any measure, King County has been successful in realizing these broad goals. Since adoption of the first Comprehensive Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas. And, through incorporations and annexations, more than 60 percent of the unincorporated urban area that existed in 1994 is now within cities, which continues to fulfill the goal of transitioning counties to serve as providers of rural and regional services. In Rural Areas and Natural Resource Lands, the County has preserved working farms and forests through a balanced strategy that includes regulations, incentives, and technical assistance, and this has led to a sustainable rate of development.

Looking forward, the State, local jurisdictions, and regional partners will soon be reviewing the required timelines for comprehensive plan updates and how that relates to timing of growth forecasts, Buildable Lands Reports, updates to the multicounty planning policies and growth allocations, and updates to countywide planning policies and growth targets. The County will be involved in this work and will determine how it affects our own Comprehensive Plan update cycle to ensure alignment with the broader growth management framework timelines. Review of the King County Comprehensive Plan update cycle will also evaluate scheduling major updates in odd calendar years, in consideration of the County's biennial budget cycle.

The adoption of the 2016 Comprehensive Plan marks yet another step of King County's ongoing success at balancing economic vitality and healthy neighborhoods with careful stewardship of our farms, forests, and open spaces. Together, we can ensure that that our region continues to manage growth effectively while protecting thriving rural and resource lands, and remain in compliance with the Growth Management Act.

Sincerely,



Rod Dembowski
Chair, Transportation, Economy and Environment
Committee
King County Council



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King County Executive

RP-109

- King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:
- a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,
 - b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,
 - c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual use (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and
 - d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.

163 In addition to subarea plans and area(~~wide~~) zoning and land use studies, King County's land use planning also
164 includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the
165 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of
166 upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not
167 look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may
168 suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments¹ and
169 Zone Reclassifications,² which are site specific processes that involve County staff review and recommendations, a
170 public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be
171 consistent with the Comprehensive Plan or proposed with amendments during the Plan update process.
172

¹ Per King County Code 20.08.170-Site Specific Land Use Amendments

² Per King County Code 20.08.160-Reclassification

U-208

King County should engage in joint planning processes for the urban unincorporated areas with the area's designated annexation city. Alternatively, upon a commitment from the city to annex through an interlocal agreement, King County will engage in joint planning processes for the urban unincorporated areas in tandem with the annexing city. Such planning may consider land use tools such as:

- a. traditional subarea plans, subarea studies or area(~~wide~~) rezoning;
- b. allowing additional commercial and high-density residential development through the application of new zoning;
- c. Transfers of Development Rights that add units to new development projects; and
- d. application of collaborative and innovative development approaches, such as design standards.

King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.

The Local Food Initiative's production targets are to add 400 net new acres in food production and 25 new food farmers per year over the next ten years. Success in meeting the targets will require protection of existing farmland, keeping it farmed, addressing problems that impair farming, and enhancing programs that provide technical assistance to farmers and expand markets for local farm products. To meet this target, the County should also pursue feasible opportunities to return formerly farmed land into production, such as the recent purchase of Tall Chief Golf Course in the Snoqualmie Valley which will be returned to agricultural use. In advancing this initiative, King County will encourage Best Management Practices and sustainable farming activities and will prioritize farming operations that have minimal adverse impacts on the environment.

H-102

King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing, at an appropriate size and scale, that:

- a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care;
- b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness;
- c. Supports economic growth;
- d. Supports King County's Equity and Social Justice Initiative and Health and Human Services Transformation Plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county; and
- e. ~~((Fosters safety from gun injury and violence, including through expanding access to and availability of gun storage safes and identifying and utilizing design standards that are shown to increase connectivity and reduce violence. King County shall identify opportunities to encourage permanent firearm and safe medicine storage locations in every new construction private and public residential buildings))~~ Allows for the opportunity to encourage permanent safe firearm storage locations in private and public residential buildings to make safe storage an easy choice, and, fosters safety from injury and violence, through exploring housing and community design standards that are shown to increase connectivity and reduce violence.

234 **H-154** King County shall work with partners and stakeholders to encourage ~~((the))~~
235 improvement in healthy housing elements in existing affordable housing
236 sustainability standards, with emphasis on healthy housing elements that reduce
237 problems such as asthma, falls, gun-related injury and violence, and unintentional
238 poisoning. ~~((King County shall work with housing stakeholders and residents to~~
239 ~~make available information and resources that will reduce gun-related injury and~~
240 ~~violence, including increasing availability of safer firearm storage locations and~~
241 ~~devices and choosing housing designs that increase connectivity and reduce~~
242 ~~violence.))~~
243

H-204

King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:

- a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;
- b. Access to healthy, affordable foods and the elimination of food deserts;
- c. Protection from exposure to harmful environmental agents, such as lead, and infectious disease(~~(, including regional efforts to test children (at 12 months and 24 months) for exposure to lead poisoning)~~);
- d. Access to transportation infrastructure designed to prevent pedestrian, bicyclist and motor vehicle-related injuries;
- e. Residential neighborhoods free from violence and fear of violence;
- f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;
- g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and
- h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.

Crime and perceived safety varies by geographic area in King County and is an equity and social justice concern. Safe communities promote resiliency and can act as a protective factor preventing violence and other crime. Gun violence, including suicide, is in particular a public health and public safety issue. Unsafely stored firearms are a risk factor for suicide or other violence in the home. In addition, unsafe storage contributes to gun theft, which can result in the gun finding its way into the hands of someone planning to use it for suicide, homicide or assault. Over half of King County residents who own firearms (approximately 123,000 people; based on 2014 data) report that they store at least one firearm unlocked. King County's Child Death Review regularly documents cases where unsafe firearm storage resulted directly or indirectly in a child's death. Evidence has shown that safely storing firearms -- unloaded and locked -- is a protective factor in preventing youth suicide. Safe storage can also limit theft, and the expansion of the illegal gun market. Education of firearm owners about safe firearm storage is a key public health strategy, as is making safe firearm storage an easy choice. Emerging evidence also shows that community and housing design can decrease violence in communities, including firearm violence.

H-209 ~~King County ((shall)) should work to address the public health ((crisis of gun violence. King County shall collect epidemiological and other data on gun-related injury and death in King County, and engage with cities, local neighborhoods, non-profit, and retailer partners in order to create policy and other solutions that can keep our families and communities safe. King County shall make available resources that foster safety from gun injury and violence, such as LOK-IT-UP, which promotes safe storage of firearms)) and public safety crisis of gun violence by collecting epidemiological and other data, engaging with cities, local neighborhoods, and other stakeholders, and making information available that promotes safe firearm storage and fosters community safety.~~

Although exposures to lead have generally decreased as a result of regulatory interventions, lead poisoning remains a significant, but preventable, environmental health problem. Our most vulnerable populations are children under 6 years of age. The largest source of lead exposure nationwide and in King County is lead-based paint. The greatest lead based paint risk is in housing built before 1978. The 2010-2014 American Community Survey 5-Year Estimates shows 54% of all King County housing was built prior to 1978 indicating that over 471,000 households, single family, and multi-units could pose a lead hazard. The preferred method for eliminating exposure from lead-based paint would be to remove it from all housing; however, it is impracticable to require this of all property owners. King County assists building and home owners and tenants to become aware of the lead-based paint risks, its impacts to health, and the tools and requirement needed to reduce exposures including the use of lead safe work practices.

H-210 King County should seek to develop strategies to decrease exposure to lead where children live, learn and play.

H-211 King County shall advocate for regional efforts to screen all children (at 12 months and 24 months) for exposure to lead poisoning.

H-212 King County should work to ensure all renovation, repair and painting work that disturbs painted surfaces in pre-1978 dwellings be performed in compliance with the requirements of the Washington Department of Commerce to reduce exposure to lead contaminated dusts.

H-213 King County should work to ensure strategies are used that minimize or eliminate the spread of lead dust during the demolition of pre-1978 residential and commercial buildings, including community education and notification.

314 ((See ~~www.kingcounty.gov/healthservices/health/preparedness/VPAT.aspx~~))
315

316 ((~~http://www.kingcounty.gov/shorelines/shorelines-plan-update.aspx~~)) <http://www.kingcounty.gov/shorelines>
317

December 2, 2016

318 ((~~http://www.kingcounty.gov/environment/waterandland/stormwater/pollution-discharge-permit/annual-~~
319 ~~reports.aspx~~)) http://www.kingcounty.gov/services/environment/water-and-land/stormwater/pollution-discharge-
320 permit/annual-reports.aspx
321

Year	Community Service Area	Other Planning
2016	West King County CSA – ((Skyway-West Hill, and)) Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – <u>Skyway-West Hill, and North Highline</u>	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

323 ~~((In 2014, King County began to assist this community in updating its community plan. The result of this process~~
324 ~~was the development of the Skyway West Hill Action Plan (known as the SWAP in the community) in 2015. The~~
325 ~~SWAP has been adopted as an addendum to the existing, adopted community plan as part of the 2016~~
326 ~~Comprehensive Plan update.))~~ In 2014, the County adopted Motion 14221, which called for a comprehensive
327 update to the West Hill Community Plan. Around this same time, the County was also providing technical
328 assistance to a community-led effort to update some elements of the Community Plan. This community-led effort
329 resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing
330 Community Plan. Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County
331 now has resources available to comprehensively review the Community Plan, consistent with Motion 14221. The
332 County will work with the community to review the proposed Action Plan and to update the Community Plan
333 within the context of the new Subarea Planning Program. An update to the Community Plan will be transmitted by
334 the Executive to the Council by September 1, 2017 and will be considered by the Council as part of the 2017
335 Comprehensive Plan update.

Action 13: Water Availability and Permitting Study. The recent Washington State Supreme Court decision in *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a responsibility under the Growth Management Act to make determinations of water availability through the Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling will require the County to develop a system for review of water availability in King County, with a particular focus on future development that would use permit exempt wells as their source of potable water. This system will be implemented through amendments to the King County Comprehensive Plan and development regulations. The County will engage in a Water Availability and Permitting Study to address these and related issues. This study will not include analysis of current water availability.

- Timeline: Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017; final report, with necessary amendments, will be transmitted to the Council by July 1, 2018. This report may inform the scope of work for the next major Comprehensive Plan update.
- Outcomes: Modifications, as needed, to the Comprehensive Plan, King County Code and County practices related to ensuring availability of water within the Comprehensive Plan and determining the adequacy of water during the development permit process.
- Leads: Performance, Strategy and Budget. Work with the Department of Permitting and Environmental Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting Attorney's Office, and King County Council. Involvement of state agencies, public and non-governmental organizations.

December 2, 2016

362 ((~~<http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend/docket.aspx>~~)) [http://www.kin](http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx)
363 [gcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-](http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx)
364 [plan/amend/docket.aspx](http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx)
365