



King County

Metropolitan King County Council Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	7	Name:	Christine Jensen Erin Auzins Mary Bourguignon Lauren Mathisen Scarlett Aldebot-Green Mike Reed
Proposed No.:	2016-0155	Date:	May 17, 2016

SUBJECT

A briefing on the proposed 2016 update to the King County Comprehensive Plan (KCCP).

SUMMARY

This year marks a four-year, “major” update to the KCCP, which allows for consideration of substantive policy changes to the Plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1. The Council is in the process of reviewing and deliberating on the Executive’s proposal. The Council’s review will include briefings in the Transportation, Economy and Environment Committee (TrEE) over the next several months and possible final adoption in mid-to-late 2016.

Today’s briefing will cover Chapter 2 (Urban Communities), Chapter 4 (Housing and Human Services), Equity and Social Justice (ESJ) changes across the entire Plan, and Technical Appendix B Housing. Key issues identified by Council staff in these chapters include:

Chapter 2 Urban Communities

- **Green Building/Climate Change.** A new reference to Green Building techniques in policy U-133 is not defined in the KCCP, and the County has not yet adopted green building code requirements and/or encouraged standards for private development. Additionally, the transmitted 2016 KCCP proposes to

reference the County's "Green Building Handbook,"¹ which the Executive has not transmitted for Council review or legislative action.²

- **Unhealthy substances.** Proposed changes to lead-in text and to policy U-143 reflect Board of Health recommendations related to limiting access and exposure to unhealthy substances. However, those Board of Health recommendations are not binding policies, and the County has not yet adopted policies nor acted on implementing legislation on these issues. These proposed policy changes may be incorporated into a comprehensive healthy housing code, but it has not yet been transmitted.
- **Urban facilities/School siting.** Policy U-109³ is amended to state that facilities serving urban development, such as new medical, governmental, educational, and institutional development, shall be located in the Urban Growth Area (UGA). This proposed change would go further than the current school siting policies by requiring that any facilities serving any urban areas be sited in the UGA. This is more far-reaching because it would:
 - Apply to facilities serving any portion of the urban areas, rather than those that "primarily" serve urban areas.
 - Apply to any facilities serving urban areas, not just schools and institutions.
 - Specifically require any medical and governmental development that serves any portion of the urban areas to be located in the UGA, which could imply future changes to the current code provisions that allow these uses to be sited in the rural area under certain conditions.
- **Approach to Rural Cities Potential Annexation Areas (PAAs).** The transmitted 2016 KCCP includes revisions to several maps that propose to make a distinction between potential annexation areas: some would still be called "PAAs" and some would now be called "City in the Rural Area UGAs." No policy changes have been proposed in the transmitted 2016 KCCP to address this differentiation between the two designations in the maps. Absent further direction in the plan, the changes in the maps could imply that the PAA policies in the KCCP do not apply to the City in the Rural Area UGAs. Additionally, there are split designations for Maple Valley's unincorporated urban areas, which may cause confusion.
- **Scoping Motion.** The transmittal did not address several items the Scoping Motion, including consideration of: addressing lingering service delivery issues for PAAs, expanded allowances for urban-to-urban Transfer of Development

¹ Page 2-7

² Ordinance 14449, which adopted the 2015 Strategic Climate Action Plan (SCAP), included a "Priority Action" for the Executive to prepare proposed green building code updates for private development in unincorporated areas by the end of 2017. This correlation with green building language in the transmitted 2016 KCCP will be further reviewed as part of the climate change analysis at a future briefing on the transmitted 2016 KCCP.

³ The policy numbers referenced in the staff report are those from the transmitted 2016 KCCP. If the policy number is different from the adopted 2012 KCCP, that will be highlighted in the footnotes.

Rights (TDRs)⁴ and incentives for use of TDRs in economically disadvantaged communities, and adopting city zoning and/or development regulations in PAAs.

Chapter 4 Housing and Human Services

- **Creation of Chapter 4.** Chapter 4 is a new chapter that is proposed in the transmitted 2016 KCCP, which would relocate some existing 2012 KCCP policies from other chapters and/or combine some 2012 policies with others. However, in the transition of these proposed changes into the new Chapter 4, some of the policy language from the 2012 KCCP is not fully retained in the transmitted 2016 KCCP, and these changes are not shown in redline format. Staff analysis of these proposed relocations and combinations is ongoing in order to review for substantive changes to 2012 KCCP policy language.
- **Timing of housing policies.** The transmitted 2016 KCCP includes policy language that is inconsistent with or in advance of currently adopted County housing policies. Staff anticipates that legislation may be transmitted during 2016 to address these inconsistencies related to:
 - Supporting increased density, either as part of mandatory or incentive policies, particularly near high-capacity transit, or for higher-density housing styles, such as micro-housing.
 - Increasing tenant protections beyond current adopted policy.
- **Surplus property.** There are several proposed changes to how the County could handle surplus property sales within policy H-157 that may conflict with adopted policy, including:
 - Expanding use of surplus property “at a discount” for affordable housing could conflict with policies dictating that funds generated from the sale of some properties must be wholly returned to the department or fund that purchased them. The Council may wish to consider adding language such as “consistent with funding source limitations” to address this issue.
 - The ability to sell property “at a discount” is also not currently clearly reflected in the King County Code. The Council may wish to clarify the relevant sections of the Code or make changes to the policy in the transmitted 2016 KCCP.
 - Allowing for the discounted sale of property for “other community benefits,” which are currently undefined and would be determined through a community process. The Council could consider clarifying or defining these benefits either in the 2016 KCCP or in the Code.
- **Housing policies’ relevance to non-urban King County.** The housing policies of the KCCP were purposefully moved out of Chapter 2 Urban Communities and into a standalone chapter for application to both urban and rural areas. However, several policies as proposed only apply to the UGA. For example, Policy H-102 would require the County to encourage and reduce barriers to a wide range of housing, but retains 2012 language limiting this requirement to UGAs. In addition, policy H-103 proposes to remove a current reference to “Rural Towns,” leaving it to apply to UGAs only. The Council may wish to consider whether to encourage

⁴ 2012 KCCP policy R-316 currently allows Urban Separator (R-1) zoned lands in the UGA to be sending sites.

a wide range of housing throughout the County in support of ESJ and other goals.

- **Timing of health and human services policies.** In the case of health and human services initiatives for which planning is underway, staff expects legislation to be transmitted during 2016 to align with the transmitted 2016 KCCP. Specifically:
 - Best Starts for Kids Implementation.
 - Mental Illness and Drug Dependency (MIDD) levy renewal.
 - Behavioral health integration in accordance with Second Substitute Senate Bill (2SSB) 6312.⁵
- **Board of Health healthy Communities planning.** Changes to two policies, H-153 and H-204, are consistent with recommendations the Board of Health has adopted to integrate health and equity into County planning and housing development. However, the Council has not yet adopted policy in these areas. Public Health and Board of Health staff note that the Board of Health materials need to be updated, but there is no plan as of yet about the mechanism for updating these materials nor for the substantive updates themselves. Councilmembers may wish to consider how, specifically, the 2016 KCCP should include policies that may be out of date and subject to revision prior to the next four-year KCCP update in 2020.
- **Ongoing health and human services transformation.** The transmitted 2016 KCCP generally reflects Council-adopted policies. It also anticipates, based on policy direction and/or state law, a few bodies of work that have begun in 2016 and will continue over the next several years.⁶ The Council may wish to consider whether to refrain from setting a policy framework in relation to some of this ongoing and pending work before it has had the opportunity to fully review all of the options available to the County on several of these initiatives. Specifically, the Council may wish to consider the two policy changes to Policy H-203 (subsections c and e), which would establish the principles the County will embrace in its health and human services actions and investments, in this light.

Equity and Social Justice (ESJ) across all chapters

- **ESJ integration.** New language on ESJ is less extensive in some chapters when compared to other chapters in the plan. Furthermore, in one case, existing equity language is eliminated in policy P-121. The Council may wish to consider whether this approach is consistent with the Council's ESJ policy goals.
- **Affordable housing.** People of color and low income populations appear to be among those most vulnerable to significantly increasing rental rates and housing prices in King County. These housing affordability issues can have the effect of limiting the ability of low income and minority populations to retain long-term

⁵ For more information on behavioral health integration and 2015 action towards integrating mental health and substance abuse disorder purchasing, see staff report on Proposed Ordinance 2015-0405 through 2015-0408 dated November 12, 2015.

⁶ Such as Behavioral Health Integration; Best Starts for Kids; Mental Illness and Drug Dependency (MIDD) levy renewal; Veterans and Human Services levy renewal; and Washington State's application for a five-year 1115 Medicaid waiver demonstration and impacts on King County's Transformation Projects

residency within the urban core and access to services, such as transit, education, and recreation.

- **Parks.** Nationally and locally, there is increasing documentation of the link between health, place, and opportunities for recreation. A proposed change in Chapter 7 of the transmitted 2016 KCCP would strike an existing policy, P-121, which required consideration of ESJ in the relationship of parks facilities and health outcomes. The Council may wish to consider whether this proposed change meets the Council's policy goals.
- **Scoping Motion.** The transmittal did not address several items the Scoping Motion, including consideration of: consolidating equity policies into a new, stand-alone chapter, and inclusion of new policy language regarding a multifamily tax exemption.

Technical Appendix B Housing

- No issues identified.

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

Annual cycle. On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.⁷ This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually,⁸ it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to policy language and amendments to the UGA boundary⁹ are only allowed to be considered once every four years.^{10,11} This is known as the “four-year cycle.” The Code requires the County to complete a “comprehensive review” of the KCCP once every four years in order to “update it as appropriate” and ensure continued compliance with the Growth Management Act (GMA).¹² The Code requires the Executive to transmit to the Council a proposed ordinance amending the

⁷ K.C.C. 20.18.030

⁸ K.C.C. 20.18.030(B)

⁹ Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

¹⁰ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

¹¹ The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

¹² K.C.C. 20.18.030(C)

KCCP once every four years.¹³ However, the Code does not require the Council to adopt a KCCP update during the four-year cycle.¹⁴ This year's four-year review of the KCCP is the fifth major review since 2000.

GMA update requirements. It is worth highlighting how the County's KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.¹⁵ The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP¹⁶ satisfied the State's requirement to update the County's comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County's current policies and Code, the County will complete this update in the 2020 four-year cycle.

Under the County's policies and regulations, the 2016 review of the KCCP constitutes a "four-year amendment." However, under GMA requirements, the County's 2016 review is subject to the rules applicable to an "annual amendment," which is not a required action.

Actions to date for the 2016 KCCP. In May 2015, the Council adopted the Scoping Motion¹⁷ for the 2016 KCCP update, which is included in Attachment 4 to the staff report. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the Scoping Motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA expansion proposals, which must follow the limitations of KCCP policy RP-107¹⁸ as discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report.¹⁹

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for "early and continuous" public engagement in the development and amendment of the KCCP and

¹³ K.C.C. 20.18.060

¹⁴ If the Council decides not to adopt a four-year update, the County may still need to formally announce that it has completed the required review; the mechanism to do that, whether legislatively or not, would need to be discussed with legal counsel.

¹⁵ Revised Code of Washington (RCW) 36.70A.130

¹⁶ Ordinance 17485

¹⁷ Motion 14351, which was required to be transmitted by the Executive by K.C.C. 20.18.060. The Council approved the 2016 KCCP scoping motion after the April 30 deadline for Council action. However, as noted in the adopted Motion, the Executive agreed to treat the scope as timely and would proceed with the work program as established in the Council-approved version of the motion.

¹⁸ This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.

¹⁹ <http://www.kingcounty.gov/council/2016compplan/materials.aspx>

any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was open for public comment through January 2016.²⁰ During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive's outreach efforts can be found in Appendix R "Public Outreach for Development of KCCP." A detailed listing of all of the public comments received during development of the Plan can be found in the Public Participation Report that is located on the Council's KCCP website.²¹

Council review of the transmitted 2016 KCCP began with a briefing of the Transportation, Economy and Environment Committee on March 15, 2016. Council review will continue with briefings on selected sections of the transmitted 2016 KCCP, as well as opportunities for public comment and engagement. As noted above, today's briefing will cover Chapter 2 (Urban Communities), Chapter 4 (Housing and Human Services), Equity and Social Justice changes across the entire Plan, and Technical Appendix B Housing.

ANALYSIS

How the Analysis section is organized. The analysis in this staff report includes a review of selected chapters of the transmitted 2016 KCCP. Analysis of other chapters in the transmitted plan has been provided already or will be provided at subsequent TrEE meetings, as noted in the schedule in Attachment 2 to the staff report.²² Staff analysis of each chapter will include identification of what is new in the transmitted 2016 KCCP compared with the adopted 2012 KCCP, discussion of any issues or inconsistencies with adopted policies and plans and/or the Scoping Motion, and highlights of any additional issues for Council consideration.²³

This staff report includes:

Transmitted 2016 KCCP Overview	Page 40
Chapter 2 Urban Communities	Page 41
Chapter 4 Housing and Human Services	Page 58
Equity and Social Justice	Page 82
Technical Appendix B Housing	Page 109

²⁰ General public comment was open through January 6, 2016. Additional comments on the late addition of the East Cougar Mountain Potential Annexation Area to the Public Review Draft were allowed from January 27 to February 3.

²¹ <http://www.kingcounty.gov/council/2016compplan.aspx>

²² Subject to change.

²³ For information on the Executive's rationale for the proposed changes, please refer to the Policy Amendment Analysis Matrix that was included in the 2016 KCCP transmittal package as required by policy I-207, which can be found here: <http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

Transmitted 2016 KCCP Overview

The transmitted 2016 KCCP is proposed as a four-year, “major” update to the KCCP, which includes significant policy changes throughout the plan, as well as evaluation of several proposals to revise the UGA boundary. The following is a summary of the overarching changes proposed in the 2016 KCCP.

Restructures. The transmitted 2016 KCCP proposes several significant changes to the existing structure of the Plan. A welcome letter from the Executive and an Executive Summary are both proposed to be included in the beginning of the Plan to frame the document and the issues addressed in the Plan. The Introduction is proposed to be removed and integrated into Chapter 1 Regional Growth Management Planning. A new Housing and Human Services chapter is proposed to be created as Chapter 4, which both consolidates existing policies into one place and adds more robust policies in each of these policy areas.

Readability improvements and technical updates. The transmitted 2016 KCCP aims to improve readability by the general public and makes necessary technical updates. Changes include:

- A more detailed **Table of Contents** that outlines the topical areas that are covered in each of the chapters.
- Replacement of all **acronyms** with their full names, such as “GMA” being written out as the “Growth Management Act” throughout the Plan.
- Where appropriate, references to the “Urban Area” or the “Urban Growth Area” are restated as the “**Unincorporated Urban Area**” when the intent is to apply the policy only to areas where King County has local government authority, as opposed to policies that provide regional government policy guidance that would apply to both unincorporated areas and cities.
- The definition for “**Rural Area**” is updated to clarify it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties (RA-2.5, RA-5, RA-10, and RA-20). This change makes it clearer that **Natural Resource lands** are separate from Rural Area lands. The terminology for “Rural Cities” is also updated to be “**Cities in the Rural Area**” to reflect that they are urban geographies that are located in the rural area and outside of the contiguous UGA. Where appropriate, references to these terms are updated throughout the plan to ensure consistency with existing policy intent.
- Current **demographic information and technical references** to adopted planning documents and terminology (such as using “recycled water” instead of “reclaimed water”) are also updated throughout the plan.

Key policy themes. A summary of the large policy changes across the transmitted 2016 KCCP include:

- **Elimination of the Guiding Principles** structure that was created in 2012 as part of the Introduction section to the KCCP to set the tone.
- Increased **Equity and Social Justice (ESJ)** integration throughout the Plan.
- **Climate change and the Strategic Climate Action Plan (SCAP)** goals and targets incorporated throughout the Plan.
- The new **Housing and Human Services** chapter includes significant increased attention to affordable and healthy housing issues.
- New policies in directing **urban facilities** that serve urban development to be sited in the UGA.
- Updates to **stormwater policies** to address the new requirements in the County's National Pollution Discharge Elimination System (NPDES) permit, including increased attention to **Low Impact Development (LID)**.
- Increased attention on **local and healthy food** options.
- Stronger connections and references to the **Regional Growth Strategy and GMA**.
- Creation of a new **subarea planning process**, and inclusion of proposed land use and zoning map changes for **eight land use proposals** – none of which would expand of the UGA, aside from two minor technical corrections.²⁴

Chapter 2 Urban Communities

The policies in Chapter 2 address development in urban unincorporated areas; creating healthy and sustainable communities; coordination with cities regarding urban unincorporated areas; and strategies with respect to annexations.

What's new in the transmitted 2016 KCCP?

UGA capacity and amendments. The transmitted 2016 KCCP clarifies policies U-102 and U-115 to state that the capacity to accommodate growth within the UGA is on a countywide basis. Using a countywide analysis of capacity is not a new approach and is consistent with the GMA and existing case law; it is also currently listed in the background text in the 2012 KCCP. However, explicit addition of using a countywide basis to the policy itself is a new approach. Additionally, U-101a,²⁵ which is a 2012

²⁴ Twenty land use proposals were ultimately reviewed as part of the Public Review Draft, which were included as an attachment to the 2016 KCCP transmittal package and were discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report:

²⁵ This policy is currently RP-17 in the adopted 2012 KCCP, and is proposed to be changed to U-101a as part of the transmitted 2016 KCCP.

policy that states the UGA is “long-term” and requires UGA amendments be consistent with the CPPs and the KCCP, is proposed to be moved from Chapter 1 Regional Growth Management Planning into Chapter 2 Urban Communities.

U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential, commercial and institutional growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:

- a. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
- d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
- e. Are included within the Bear Creek Urban Planned Development sites; and
- f. Are not ~~((rural land))~~ Rural Area or Natural Resource Lands ~~((or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process))~~.

U-115 King County shall provide adequate land capacity for residential, commercial, industrial and other non-residential growth in the urban unincorporated area. ~~((This))~~ As required under the Growth Management Act, this land capacity shall be calculated on a countywide basis and shall include both redevelopment opportunities as well as opportunities for development on vacant lands.

~~((RP-107))~~ **U-101a** The Urban Growth Area is considered long-term and can only be amended consistent with the Countywide Planning Policies, and the King County Comprehensive Plan policies.

Annexations. The transmitted 2016 KCCP includes a variety of updates regarding collaboration with cities for urban unincorporated areas and to support annexation PAAs, including:

- **Increased collaboration with cities.** Policy U-119 is amended to include collaboration with cities as part of planning for appropriate levels of urban density in the UGA. Infill development and redevelopment strategies in U-133 are amended to

include coordination with incentive programs of cities affiliated to annex the area. Policy U-152 is amended to state that designation of new unincorporated activity centers should include consideration of relationship to adjacent cities. U-207 adds annexation interlocal agreements to pre-annexation agreements as examples of ways to transition of services from the County to the annexing cities.

U-119 King County shall seek to achieve through future planning efforts, over the next twenty years, including collaborative efforts with cities, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.

U-133 King County encourages innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive and program strategies could be considered, including:

- a. Special development standards for infill sites;
- b. Assembly and resale of sites to providers of affordable and healthy housing;
- c. Impact mitigation fee structures that favor infill developments;
- d. Greater regulatory flexibility in allowing standards to be met using innovative techniques; ~~((and))~~
- e. Coordination with incentive programs of cities affiliated to annex the area;
- f. Green Building techniques that create sustainable development;
and
- g. Joint public/private loan guarantee pools.

U-152 King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process that should address:

- a. The relationship of the entire center to its surrounding uses including adjacent cities;
- b. Availability of supporting public services;
- c. The function of the center to other centers in the sub-region;
- d. The need for additional commercial and industrial development;
- e. The size and boundaries of the center; and
- f. Zoning.

U-207 King County shall work with cities to develop pre-annexation or annexation interlocal agreements to address the transition of services from the county to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the PAAs, as well as residents and property owners in the surrounding areas. ~~((Pre-annexation))~~ Such

agreements may address a range of considerations, including but not limited to:

- a. Establishing a financing partnership between the county, city and other service providers to address needed infrastructure;
 - b. Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development;
 - c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
 - d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county's behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation;
 - e. Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;
 - f. Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;
 - g. Transitioning county employees to city employment where appropriate;
 - h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;
 - i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;
 - j. Maintaining existing equestrian facilities and establishing equestrian linkages; and
 - k. Establishing a timeline for service transitions and for the annexation.
- **Incentivizing annexations.** Policy U-126 currently states that the County shall work with cities when evaluating rezone requests for increased density when the city's PAA includes the property owner review. The policy is proposed to be amended to say that the County shall work with the city regarding such requests if a pre-annexation agreement exists, and will simply notify the city if there is not such an agreement, the intent of this being to encourage more cities with PAAs to enter into pre-annexation agreements.

U-126 King County, when evaluating rezone requests for increases in density, shall ~~((work with))~~ notify the city whose PAA includes the property under review; if a pre-annexation agreement exist, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.

Similarly, a revised policy, U-208, proposes to have the County consider joint planning for urban unincorporated areas when there is a commitment by the city to annex an area by interlocal agreement. Joint planning could include traditional subarea plans, allowing additional commercial and high-density residential (but no longer industrial) development, TDRs to increase density, or through collaborative and innovative development approaches. The wording of "collaborative and innovative development approaches" is undefined; additional clarification may be appropriate. This revised policy also calls for the County would work with the GMPC on developing a plan for annexing the remaining PAAs into cities.

U-208 King County ~~((shall consider initiating new subarea))~~ will engage in joint planning processes for the urban unincorporated areas ((to assess the feasibility of)) in tandem with the annexing city upon a commitment from the city to annex through an interlocal agreement. Such planning may consider land use tools such as:

- a. traditional subarea plans or areawide rezoning;
- b. allowing additional commercial, ~~((industrial))~~ 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.

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.

- **City-level quality of development.** New text on page 2-16 and changes to policies U-142 and U-171 encourage design and construction for residential and commercial sites in urban unincorporated areas that is of the same or better quality as adjacent cities.

U-142 Residential developments within the Unincorporated Urban ~~((Growth))~~ Area, including mobile home parks, shall provide the following improvements:

- a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;
- b. Adequate parking and consideration of access to transit activity centers and transit corridors;

- c. Street lighting and street trees;
- d. Stormwater treatment and control;
- e. Public water supply;
- f. Public sewers; and
- g. Landscaping around the perimeter and parking areas of multifamily developments.

To create sustainable neighborhoods, the design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the neighboring cities.

U-171 Commercial, retail and industrial developments in the Unincorporated Urban Area should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:

- a. Paved streets;
- b. Sidewalks and bicycle ~~((lanes))~~ facilities for all ages and abilities in commercial and retail areas;
- c. Adequate parking for employees and business users including secure bicycle parking;
- d. Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;
- e. Adequate stormwater control, including curbs, gutters and stormwater retention facilities;
- f. Public water supply;
- g. Public sewers; and
- h. Controlled traffic access to arterials and intersections.

To create sustainable neighborhoods, the design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the neighboring cities.

- **Encouraging annexations.** U-202 in the 2012 KCCP called for the County to support annexations by working with stakeholders. In the transmitted 2016 KCCP, this policy is proposed to focus only on working with stakeholders to move “urban islands” toward annexation. The result is that this policy would no longer apply to other PAAs that are not completely surrounded by urban areas, such as PAAs that are partially adjacent to rural areas. Language added to U-203 calls for the County to proactively use existing tools to support annexations.

U-202 To help create an environment that is supportive of annexations, King County shall work with cities and with ~~((Unincorporated Area Councils))~~, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities to move the remaining urban islands towards annexation by the city most appropriate to serve it. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.

U-203 The Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated potential annexation areas (PAAs), contested areas (where more than one city claims a PAA), and those few areas that are unclaimed by any city. For contested areas, the county should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation. For areas affiliated with a city for annexation, King County should proactively use the tools at its disposal to support annexations.

- **Approach to Rural Cities PAAs.** The transmitted 2016 KCCP includes a revised Potential Annexation Areas Map. In the 2012 Comprehensive Plan, the map shows PAAs for the contiguous UGA, with PAAs for Cities in the Rural Area treated in the same way. In the transmitted 2016 KCCP, the new map differentiates between these two areas. The urban unincorporated areas within the contiguous UGA line are referred to as PAAs, while the urban unincorporated area associated with Cities in the Rural Area (Duvall, Carnation, Snoqualmie, North Bend, Maple Valley,²⁶ Black Diamond and Enumclaw) are called “City in Rural Area UGAs.” This new approach is found within several other maps throughout the transmitted 2016 KCCP. No policy changes has been proposed in the transmitted 2016 KCCP to address this differentiation between the two designations in the maps.

Urban facilities and services. 2012 KCCP Policy U-109 currently states that the County should concentrate facilities within the UGA. The transmitted 2016 KCCP proposes to expand this policy to state that all facilities serving urban areas shall be located in the UGA. This would go further than the policies added in 2012 to Chapter 3 Rural Areas and Natural Resource Lands, R-326 and R-327, which were specific to locating “schools, institutions, and community facilities” that “primarily” serve urban residents in the UGA. Similar changes are proposed in Chapters 3 and 9 Services, Facilities and Utilities, which have been or will be discussed at other TrEE briefings.

U-109 King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance. Facilities serving urban areas such as new medical, governmental, educational or institutional development, shall be located in within the Urban Growth Area, except as provided in policies R-326 and R-327.

²⁶ The unincorporated urban areas of Maple Valley are split - some areas are designated as PAA's and some areas are designated as Rural UGAs

Additionally, the transmitted 2016 KCCP proposes to reduce the scope of unincorporated activity centers, which are defined in the KCCP as the primary locations for commercial and industrial development in urban unincorporated King County. The only designated center of this type is White Center.²⁷ U-150 proposes to change unincorporated activity centers from meeting the needs of the “regional economy” to the “local economy.” Similarly, U-153 proposes to change from the centers providing for regional shopping needs to providing only for “local shopping needs.”

U-150 Unincorporated activity centers in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the ~~((regional))~~ local economy. The mix of uses may include:

- a. Health, human service and public safety facilities;
- b. Retail stores and services;
- c. Professional offices;
- d. Business/office parks;
- e. Multifamily housing and mixed-use developments;
- f. Heavy commercial and industrial uses, when there is direct freeway or rail access;
- g. Light manufacturing;
- h. Parks and open space; and
- i. Farmers’ Markets.

U-153 The size, uses and boundaries of unincorporated activity centers should be consistent with the following criteria:

- a. More than forty acres in size, excluding land needed for surface water management or protection of environmentally critical areas;
- b. Retail space based on the amount of residential development planned for the surrounding area to provide for community and ~~((regional))~~ local shopping needs; and
- c. Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit.

Promoting health. The transmitted 2016 KCCP proposes to advance consideration of health initiatives in urban communities. U-113 would require, rather than encourage in the 2012 policy, that the County promote children’s health in school environments and travel routes. This is consistent with the Best Starts for Kids Levy.²⁸²⁹

²⁷ Other areas that were previously designated as unincorporated activity centers have been annexed into cities. The White Center Community Action Plan establishes the size and mix of uses allowed in the White Center Unincorporated Activity Center.

²⁸ Ordinance 18088, passed by the voters as Proposition 1 in November, 2015.

²⁹ It is worth noting that this policy only applies to urban communities; there is not a similar policy in the KCCP regarding promoting children’s health in school environments and/or travel routes in rural communities.

U-113 King County (~~should~~) shall promote children's health by encouraging and supporting land uses in the environment surrounding a school and on travel routes to schools that complement and strengthen other formal programs, such as Safe Routes to School.

In addition, the transmitted 2016 KCCP includes narrative language on the importance of limiting access to unhealthy substances³⁰ – such as tobacco, alcohol, and marijuana – through zoning regulations. Tobacco is a specific focus, and policy U-143 is expanded to encourage common facilities to include smoke-free areas. These changes would be consistent with a Board of Health recommendation,³¹ but there is not yet County adopted policy on this issue. There are related proposed policy changes in Chapter 4 Housing, which are analyzed further in that portion of the staff report.

U-143 Common facilities such as recreation space, internal walkways that provide convenient and safe inter- and intra-connectivity, roads, parking (including secure bicycle parking), and solid waste and recycling areas with appropriate levels of landscaping should be included in multifamily developments. Common facilities should be smoke-free to avoid exposure to environmental tobacco smoke.

Bike and pedestrian infrastructure. Chapter 2 includes a variety of new text and policies that expand support for bike and pedestrian infrastructure. Policies U-135, U-154, U-158, U-163, and U-171³² speak to providing bike and pedestrian infrastructure for all ages and abilities. This is consistent with existing policy, T-230, in Chapter 8 Transportation.

U-135 Urban residential neighborhood design should preserve historic structures and natural (~~characteristics~~) features and neighborhood identity, while providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.

U-154 Design features of unincorporated activity centers should include the following:

- a. Safe and attractive walkways and bicycle (~~lanes~~) facilities for all ages and abilities with access to each major destination including schools, community centers and commercial areas;
- b. Buildings close to sidewalks to promote walking and access to transit;
- c. Compact design with close grouping of compatible uses;
- d. Off-street parking in multistory structures located to the side or rear of buildings or underground;
- e. Public art;
- f. Public spaces, such as plazas and building atriums;

³⁰ Page 2-2, 2-5, and 2-8

³¹ Resolution 10-07 and Guidelines and Recommendations on Healthy Community Planning 11-01

³² Policy text provided earlier in the staff report.

- g. Retention of attractive natural features, historic buildings and established character;
- h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping and traffic control;
- i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks and parking areas from the view of adjacent uses and from arterials; and
- j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.

U-158 In the White Center Unincorporated Activity Center, new major residential developments should include low-impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.

U-163 Design features of community business centers should include the following:

- a. Safe and attractive walkways and bicycle ~~((lanes))~~ facilities including secure bicycle parking;
- b. Close grouping of stores;
- c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
- d. Public art;
- e. Retention of attractive natural features, historic buildings and established character;
- f. Landscaping, which may include planters and street trees;
- g. Appropriate signage;
- h. Public seating areas; and
- i. Architectural features that provide variation between buildings or contiguous storefronts.

Policies U-143,³³ U-146, U-168, and U-171³⁴ support providing bicycle racks and secure bicycle parking.

U-146 Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, bicycle racks, trails and picnic tables.

U-168 Design features of neighborhood business centers should include the following:

³³ Policy text provided earlier in the staff report

³⁴ Ibid

- a. Safe and attractive walkways and bicycle facilities including secure bicycle parking;
- b. Close grouping of stores;
- c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
- d. Public art;
- e. Retention of attractive natural features, historic buildings or established character;
- f. Landscaping, which may include planters and street trees;
- g. Appropriate signage;
- h. Public seating areas; and
- i. Architectural features that provide variation between buildings or contiguous storefronts.

Food access. The transmitted 2016 KCCP includes a new focus on increasing access to healthy retail foods in policies U-107 and U-139a, as well as affordable fresh fruits and produce in policy U-159.

U-107 King County should support land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, supporting access to healthy and affordable retail foods, and adding pedestrian and bicycle ((linkages)) facilities and connections.

U-139a King County shall support policy and system changes that increase access to and affordable healthy foods in neighborhoods.

U-159 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;
- c. Community and human services;
- d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and
- e. Stands or small outlets that offer fresh and affordable fruit and produce and locally produced value-added food products.

Policy U-132a is a new policy that would require the County to allow and support the development of community gardens and urban agriculture in public aspects of residential and commercial areas.

U-132a King County shall allow and support the development of innovative community gardens and urban agriculture throughout the public realm of residential areas and commercial areas.

Policy U-132b is a new policy that would require the County to allow and support “food innovation districts.”

U-132b King County shall allow and support mixed-use food innovation districts, a district of food-related activities such as food retail, processing, distribution, business incubation and urban agriculture.

Multifamily zoning. A new policy, U-122a, encourages the County to explore zoning tools to increase density and affordable housing opportunities within the unincorporated UGA, as well as near frequent transit and commercial areas in either the unincorporated UGA or in cities. The Public Review Draft specifically called out consideration of “up-zoning and form-based code,” but those concepts are not specifically identified in the transmitted 2016 KCCP.

U-122a King County King County (*sic*) should explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban growth areas, near frequent transit, and near commercial areas.

Density incentives. U-128 is proposed to be amended to encourage density incentives for “affordable” housing, rather than “innovative” housing.

U-128 Density incentives should encourage private developers to: provide ((innovative)) affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.

Quality of design elements. The transmitted 2016 KCCP includes several policies addressing the nature and scale of design elements in development. U-103 encourages “quality and appropriate” ground level spaces. U-132 encourages “well-designed” public gathering spaces. U-141 encourages consideration of the scale and character of existing buildings in infill and redevelopment proposals. Lastly, U-171a is a new policy that would encourage common facilities and appropriate levels of landscaping in commercial developments.

U-130 Design features of mixed-use developments should include the following:

- a. Integration of the retail and/or office uses and residential units within the same building or on the same parcel;

- b. ~~((Ground))~~ Quality and appropriate ground level spaces built to accommodate retail and office uses;
- c. Off-street parking behind or to the side of the buildings, or enclosed within buildings; and
- d. Opportunities to have safe, accessible pedestrian connections and bicycle facilities within the development and to adjacent residential developments.

U-132 In a mixed-use development, incentives such as increases in residential density or floor area ratio should be used to encourage the inclusion of well-designed and accessible public gathering spaces in the site design.

U-141 King County should support infill and redevelopment proposals in unincorporated urban areas that serve to improve the overall character of existing communities or neighborhoods. New development should consider the scale and character of existing buildings.

U-171a Common facilities such as shared streets, walkways, waste disposal and recycling facilities with appropriate levels of landscaping should be included in commercial developments.

Access to transit. U-137 proposes that new urban residential developments should ensure access to transit facilities where they exist or are planned. It is unclear what the breadth of “planned” facilities would entail, for instance, whether that would apply to: only facilities that have already begun the permitting process, projects that are included the six-year CIP, or even planned investments in the Puget Sound Regional Council (PSRC) Transportation 2040 plan or the forthcoming Metro Long Range Plan.

U-137 New urban residential developments should provide recreational space, community facilities and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity and ensure access to transit facilities where they exist or are planned.

Local improvement districts. U-139b is a new policy that would allow for the creation of local improvement districts, such as public realm landscaping and maintenance assessment districts in urban residential neighborhoods. The language calls for the County to create a process for establishing such districts, but no legislation has been transmitted to implement this.

U-139b King County shall allow the creation of local improvement districts, such as public realm landscaping and maintenance assessment districts in residential neighborhoods, and shall create a process for establishing such districts.

Infill development. Policies U-160 and U-165 are proposed to be expanded to encourage infill development, in addition to redevelopment, in community and neighborhood business centers.

U-160 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea ~~((planning process))~~ study. Redevelopment and infill development of existing community business centers is encouraged.

U-165 Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea ~~((planning process))~~ study. Redevelopment and infill development of existing neighborhood business centers is encouraged.

Green Building techniques. U-133,³⁵ which encourages innovative, quality infill development and redevelopment, is proposed to be expanded to include Green Building techniques that create sustainable development. The transmitted 2016 KCCP also proposes to add a reference in the text on page 2-7, leading into policy U-112, to the King County Green Building Handbook as it relates to existing language for reducing heat island effects. These climate change items will be further reviewed at a future TrEE briefing on the transmitted 2016 KCCP.

Eastside Rail Corridor. The transmitted 2016 KCCP proposes new policies regarding the Eastside Rail Corridor. Policies U-191 through U-193 would support achieving the multi-use vision for the corridor. Specifically, these policies state that the County shall: collaborate with owners, adjacent and neighboring jurisdictions, and other interested and affected parties; identify and implement actions that support development of the corridor; and work with all appropriate planning venues to integrate the corridor into applicable plans.

U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent and neighboring jurisdictions, and other interested and affected parties in support of achieving the vision for the corridor.

U-192 King County shall identify and implement actions that support development of the corridor to achieve the multiple objectives of the vision, including property management and maintenance, service and capital planning and improvements, community and stakeholder engagement, securing funding to implement priority activities, and other actions.

U-193 King County shall work within all appropriate planning venues and processes to integrate the corridor into land use plans, transportation

³⁵ Policy text is provided earlier in the staff report.

system plans, trail system plans, utility plans, and other plans, including significant capital projects or plans that affect and relate to achieving the envisioned multiple objectives.

Equity and Social Justice (ESJ). Policy U-108 is proposed to be revised to reflect ESJ considerations. Additionally, U-201a is a new policy that would require consideration of ESJ in its planning, projects, and services in urban unincorporated areas. These policies are reviewed in the ESJ section of the staff report.

U-108 King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.

U-201a In all urban unincorporated areas, King County shall consider equity and social justice in its planning, project development, and service delivery approach.

Housing. The 2012 KCCP included housing policies in this chapter. The transmitted 2016 KCCP proposes to move those policies to a new chapter, Chapter 4, which also includes policies related to human services.³⁶

Consistency with adopted policies and plans

ESJ. Proposed changes regarding ESJ can be found in the ESJ section of this staff report.

Green Building/Climate Change. The new references to green building techniques in policy U-133 are not defined in the KCCP, except in lead-in text related to constructing King County facilities in Chapter 9 Services, Facilities and Utilities.³⁷ The County has not yet adopted green building code requirements and/or encouraged standards for private development. As noted above, the transmitted 2016 KCCP proposes to include a reference to the County's "Green Building Handbook," which encourages various green building strategies and design options; however, this reference is specific to reducing the effects of heat islands. The Executive has not transmitted this handbook for Council review or legislative action.³⁸ Proposed changes regarding climate change will be reviewed in more detail at a future briefing on the transmitted 2016 KCCP.

³⁶ Previously in Chapter 8 Services, Facilities and Utilities.

³⁷ Page 9-8

³⁸ Ordinance 14449, which adopted the 2015 Strategic Climate Action Plan (SCAP), included a "Priority Action" for the Executive to prepare proposed green building code updates for private development in unincorporated areas by the end of 2017.

Unhealthy substances. As noted above, changes to lead-in text and to policy U-143 reflect a Board of Health recommendation related to limiting access and exposure to unhealthy substances. However, Board of Health recommendations are not binding policies, and the County has not yet adopted policies nor acted on implementing legislation on these issues. These proposed policy changes may be incorporated into a comprehensive healthy housing code, which has not yet been transmitted. Given this, the Council may wish to consider whether these changes are consistent with the Council's policy goals.

Consistency with the Scoping Motion

The Scoping Motion included a number of items to include in this chapter. Staff notes here the items that do not appear to be addressed in the transmitted 2016 KCCP.

Service delivery issues. The Scoping Motion called for addressing lingering service delivery issues that are likely to remain while the County waits for annexation of unincorporated urban areas. The transmitted 2016 KCCP does not address this. Furthermore, lead-in text that is proposed to be added on page 2-36 states that the County taxing authority “supports regional and rural service levels.” As the County has seen with roads fund revenues, these revenues may not adequately support these service levels. This language may need to be clarified.

Transfer of Development Rights (TDRs). The Scoping Motion called for consideration of policies to support urban-to-urban TDRs and incentives for use of TDRs in economically disadvantaged communities. The transmitted 2016 KCCP does not update any of the TDR policies in this chapter. While some TDR policy changes are proposed in Chapter 3 Rural Areas and Natural Resource Lands, those changes also do not address these specific issues that were identified in the Scoping Motion. It is worth noting that 2012 KCCP policy R-316 currently allows Urban Separator (R-1) zoned lands in the UGA to be sending sites.³⁹

Promote timely annexations, including considering using the City's zoning/development regulations. The Scoping Motion called for an update to the annexation policies to promote timely annexation of the urban unincorporated area, including considering utilizing the development regulations of the city designated for a specific PAA. Language added to U-203 calls for the County to proactively use existing tools to support annexations. Revised policy U-208 describes ways the County can work with cities and what ways the County could improve the land use tools (subarea plans, new zoning, or other innovative development approaches). There are other policies in Chapter 2, such as revised policies U-126 and U-133 and existing 2012 KCCP policy U-170, that include language regarding consistency of pre-annexation zoning between the City and the County and supporting annexation in general. However, there is not

³⁹ 2012 KCCP policy U-120 in Chapter 2, Urban Communities, currently allows those R-1 zoned sending sites to transfer density at a rate of at least four units per acre.

specific direction in this section that would include the County adopting the city's zoning or development regulations in the PAA.

Amendments to policy U-208 call for the County to work with the GMPC to develop a plan to move the remaining PAAs toward annexation. As the proposed Workplan item Action 2 in Chapter 12 Implementation, Amendments and Evaluation states, this process would likely take two years to complete once it is initiated (presumably after the forthcoming KCCP update is adopted⁴⁰). It is unclear what the outcomes of this process would be, nor how much additional time would be needed for implementation.

Other issues for Council consideration

Urban facilities/School siting. Policy U-109 is proposed to be amended to state that facilities serving urban development, such as new medical, governmental, educational, and institutional development, shall be located in the UGA. The reference to new schools and institutions is similar to the school siting policy R-326. However, the updated U-109 would go further than the school siting policies as follows:

- **Serving any urban development.** R-326 uses very specific language, which was subject to a great deal of negotiation, regarding facilities that “primarily serve urban residents.” The transmitted 2016 KCCP uses a broader statement regarding facilities “serving urban areas,” which could limit facilities that serve any portion of the urban areas rather than those that primarily serve urban areas.
- **Medical and governmental development.** In addition to limiting schools to be sited in the UGA, this policy now also specifically requires any medical and governmental development that serves any portion of the urban areas to be located in the UGA. The code currently allows certain types of medical and governmental services to be sited in the rural area. However, no code updates to implement this new policy have been proposed, meaning the current code could be inconsistent with this policy should it be adopted.
- **Other urban facilities.** The proposed changes to U-109 state that facilities serving urban areas shall be located in the UGA. As currently written, some examples are given (new medical, governmental, educational, and institutional development), however that is not an exhaustive list. As a result, these policy changes would have a broader impact on other types of facilities. Some development is currently allowed in the rural area, but it must be sited and scaled to complement rural character. This proposed change in U-109 would further limit that.

The breadth of the proposed change to U-109 should be evaluated in conjunction with proposed changes to policies in Chapter 3 Rural Areas and Natural Resource Lands; Chapter 9 Facilities, Services and Utilities; and Chapter 10 Economic Development.

⁴⁰ Per the schedule in Attachment 2

Approach to Rural Cities PAAs. The transmitted 2016 KCCP includes revisions to several maps that propose to make a distinction between potential annexation areas: some are “PAAs” and some are now “City in the Rural Area UGAs.” No policy changes have been proposed in the transmitted 2016 KCCP to address this differentiation between the two designations in the maps. Absent further direction in the Plan, the changes in the maps could imply that the PAA policies in the KCCP do not apply to the City in the Rural Area UGAs. Additionally, the split designations for Maple Valley’s unincorporated urban areas may cause confusion. The Council may wish to consider the implications of these changes.

Chapter 4 Housing and Human Services

Chapter 4 is a new chapter that addresses King County’s regional role in promoting housing choice and opportunity, as well as regional health and human services.

Section I of this chapter covers King County’s regional role in strengthening housing linkages with transportation; enforcing housing and land use regulations; coordinating regional affordable housing funding, resources, and programs; and supporting housing stability.

Section II focuses on King County’s regional role in providing health and human services, with a specific focus on the County’s efforts to define, build, sustain and coordinate regional service-delivery systems; to emphasize services and opportunities that are prevention-focused, strengthen resilience and may reduce needs for costlier, acute care or crisis interventions; to lead and support place-based initiatives; to address the social determinants of health and the built environment; to develop and implement mandated county-wide specialty systems; and to increase the participation in program development and delivery of residents living in communities with disproportionate outcomes.

What’s new in the transmitted 2016 KCCP?

Section I: Housing

The newly created Chapter 4 in the transmitted 2016 KCCP moves the housing section of the KCCP out of Chapter 2 Urban Communities. This new chapter acknowledges the County’s role as a regional convener in addressing a range of housing needs. The chapter also includes policies related to King County as a local government provider. By moving these local policies out of the Urban Communities Chapter, both the existing and newly proposed housing policies would now apply to both urban and rural unincorporated King County unless they specify otherwise.

The housing policies include a number of new concepts, focusing particular attention on the region’s experience with increasing housing prices, specifically in areas in which increasing prices are due to the development of high-capacity transit or the changing nature of a neighborhood. As a result, a number of the policies in this section include proposals for new or amended language related to displacement, tenant protections,

transit-oriented development, and the use of a wider variety of funding sources, strategies, and partners to address these issues. In some cases, these new concepts have been incorporated into the transmitted 2016 KCCP prior to the Council's adoption of policy on these issues.

This section also includes a number of policies related to healthy, smoke-free housing and micro-housing, including some provisions that are in advance of adopted policy.

Tenant protections. The 2016 KCCP includes new policy language related to increasing protections for rental tenants, both in unincorporated King County and throughout the region. Policy H-101⁴¹ proposes language requiring, rather than encouraging as in the 2012 policy, King County to address tenant protections in unincorporated King County directly, as well as by active participation in regional solutions.

~~((U-335))~~ **H-101** King County ~~((should))~~ shall initiate and actively participate in regional solutions to address critical affordable housing and tenant needs, including tenant protections in unincorporated King County and throughout the region. ~~((Cities))~~ Jurisdictions, community members, private sector and housing representatives should be invited to identify and implement solutions.

Policy H-172⁴² requests that King County pass legislation dictating that landlords can only evict rental tenants for a specific set of reasons, typically including non-payment of rent or violation of a rental contract.

~~((U-372))~~ **H-172** King County should support programs that provide landlord-tenant counseling, sessions and workshops, ~~((and))~~ mediation in landlord-tenant disputes, ~~((as well as))~~ and legislation that protects the rights of tenants and landlords, such as eviction for cause and fair rental contracts.

Housing preservation and resident displacement. The transmitted 2016 KCCP incorporates new language in several policies supporting the preservation of existing affordable housing in addition to development of new affordable housing. Preservation is identified as particularly important in areas that are slated for new investments or are experiencing changing market conditions. The chapter also adds policies that would aim to prevent the displacement of low income residents from such areas.

New language added to policy H-102⁴³ would require the County to work with its partners to reduce barriers to preservation and development of affordable housing in the

⁴¹ This policy is currently U-335 in the adopted 2012 KCCP, and is proposed to be changed to H-101 as part of the transmitted 2016 KCCP.

⁴² This policy is currently U-372 in the adopted 2012 KCCP, and is proposed to be changed to H-172 as part of the transmitted 2016 KCCP.

UGA. Language in this policy would also narrow the preference for transit-oriented development projects to areas with existing or planned “high-capacity and frequent” public transportation access, rather than all types of transportation.

~~((U-301))~~ **H-102** King County shall work with ~~((cities))~~ 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 within the Urban Growth Area that:

a. Provides housing choices for people of all income levels, particularly ~~((located))~~ in areas with existing or planned high-capacity and frequent public transportation access ~~((networks including those that make it))~~ where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as shopping and health care;

b. Meets the needs of ~~((our))~~ a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and people who are homeless;

c. Supports economic growth; and

d. ~~((Ensures))~~ Supports King County’s equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.

Policy H-104⁴⁴ would require the County to work with partners to promote the preservation and expansion of affordable rental opportunities, particularly in areas experiencing redevelopment due to high capacity transit or changing market conditions.

~~((U-303))~~ **H-104** King County shall work with the multiple partners outlined in this section to ~~((should))~~ promote the preservation and expansion ~~((; rehabilitation, and development))~~ of affordable rental housing opportunities for households earning up to 80% of the King County median income. Preservation is a particularly acute need in areas that may experience redevelopment due to proximity to high capacity transit and/or an area experiencing changing market conditions. ~~((by providing a range of incentives to private sector developers, as well as incentives and subsidies to non-profit developers.))~~

⁴³ This policy is currently U-301 in the adopted 2012 KCCP, and is proposed to be changed to H-102 as U-part of the transmitted 2016 KCCP.

⁴⁴ This policy is currently U-303 in the adopted 2012 KCCP, and is proposed to be changed to H-104 as part of the transmitted 2016 KCCP.

New policy H-124 would require the County to work with its partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations. It also requires that the County work to align investments in transit and affordable housing.

H-124 King County shall work with partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations, to the extent possible; and shall strive to align affordable housing investments and transit investments in order to increase the quality of life of disinvested communities.

New language added to policy H-141⁴⁵ would require, rather than encourage as in the 2012 policy, the County to explore the expansion of incentive programs, such as tax credits or exemptions, to preserve and improve existing housing in redeveloping areas.

~~((U-352))~~ **H-141** King County ~~((should))~~ shall explore the expansion of land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax ~~((abatements for low income housing and))~~ exemptions for new and preserved affordable housing, as well as tax abatements and restoration loans for housing designated as a historic landmark.

New policy H-155 would require the County to coordinate housing planning and give particular consideration to investments to support communities with disparate outcomes in health, prosperity, and housing conditions that may be at risk of displacement.

H-155 King County shall give particular consideration in its affordable housing and community development investments to projects that provide housing and community development solutions in the 20% to 30% of the county with the most disparate outcomes in health, economic prosperity and housing conditions who may be at high risk of displacement; and shall /sic/coordinate planning and community development investments to support such communities as they experience changes in their demographics, built environment, and real estate markets.

New policy H-156 would give additional weight to affordable housing projects in “high opportunity” neighborhoods with a shortage of affordable housing.

H-156 King County shall give particular consideration in its affordable housing subsidy programs to projects in areas where there is a severe shortage of affordable housing, and where there is access to job opportunities , /sic/ a healthy community and active transportation.

⁴⁵ This policy is currently U-352 in the adopted 2012 KCCP, and is proposed to be changed to H-141 as part of the transmitted 2016 KCCP.

Transit-oriented development (TOD). The transmitted 2016 KCCP would increase the County's focus on connecting investments in public transportation with affordable and mixed-income housing through housing subsidy and land use strategies. These policies focus on both the range of funding sources and partners that might be employed to produce affordable housing in transit-oriented locations, and also the additional density that is identified as being appropriate in these areas.

New policy language in H-121⁴⁶ would require the County to support not only affordable housing but also "mixed-income" development in transit-oriented locations, and specifically identifies funding techniques that will "provide an advantage" for affordable and mixed-income housing within transit-oriented communities.

~~((U-317))~~ **H-121** King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:

- a. Providing information and a process for accessing ~~((on))~~ potential development sites in transit-oriented locations where King County has ownership or access to potential sites;
- b. Promoting land use patterns that ~~((provide convenient connections for pedestrian and bicycle travel as well as for transit and other motorized transportation))~~ cohesively connect affordable and mixed-income housing with active transportation choices;
- c. ~~((Funding services, amenities, infrastructure and access improvements within the urban area; and~~
- d. ~~—))~~ Developing public financing techniques that ~~((give housing development and redevelopment in designated areas a market advantage))~~ will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, or within a neighborhood plan for revitalization.

New language proposed in policy H-122⁴⁷ would require, rather than encourage as in the 2012 policy, the County to enable high density land use patterns at transit-oriented locations, and to preserve and expand both affordable and mixed income housing in areas with high-capacity and/or frequent transit. New language would identify a range of strategies and partners, including both non-profit and for-profit organizations.

~~((U-318))~~ **H-122** King County ~~((should))~~ shall support transit-oriented development at transit supportive density and scale that preserves and expands affordable and mixed-income housing opportunities at locations near frequent and high-capacity transit service. ~~((by engaging private and non-profit entities in an investment/development partnership.))~~ King

⁴⁶ This policy is currently U-317 in the adopted 2012 KCCP, and is proposed to be changed to H-121 as part of the transmitted 2016 KCCP.

⁴⁷ This policy is currently U-318 in the adopted 2012 KCCP, and is proposed to be changed to H-122 as part of the transmitted 2016 KCCP.

County shall engage in this work through a variety of strategies, including the engagement of funding partners, transit partners, jurisdictions, private for-profit and non-profit development entities, and other TOD partners.

New policy H-123 would require the County to coordinate affordable transit-oriented development with increased ridership, community benefits, and net revenues to the transit agency.

H-123 King County will evaluate and seek opportunities for equitable transit oriented development at major transit centers and hubs when investments are likely to produce increased ridership, community benefits, and net revenues to the transit agency.

New policy H-130 would encourage the County to increase housing density and affordable housing in unincorporated UGAs near transit or commercial areas.

H-130 King County should explore zoning policies and provisions that increase housing density and affordable housing opportunities within unincorporated urban growth areas near transit and near commercial areas.

Funding of Affordable Housing. The transmitted 2016 KCCP would add language expanding the range of funding partners (to include the private sector), funding sources (to include investment income), types of activities to be supported (to include acquisition, in addition to rehabilitation and preservation), and types of populations to be served by affordable housing programs (to add older adults, people who are experiencing homelessness and people with behavioral and development disabilities). Policies H-148,⁴⁸ H-149⁴⁹ and H-151⁵⁰ add this new language.

~~((U-336))~~ **H-148** King County shall work with cities, private sector and community representatives to establish new, countywide funding sources for housing development, acquisition, rehabilitation, preservation, and related services, such that ~~((each city))~~ cities and King County contribute on an equitable basis.

~~((U-337))~~ **H-149** King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for ~~((people with special~~

⁴⁸ This policy is currently U-336 in the adopted 2012 KCCP, and is proposed to be changed to H-148 as part of the transmitted 2016 KCCP.

⁴⁹ This policy is currently U-337 in the adopted 2012 KCCP, and is proposed to be changed to H-149 as part of the transmitted 2016 KCCP.

⁵⁰ This policy is currently U-346 in the adopted 2012 KCCP, and is proposed to be changed to H-151 as part of the transmitted 2016 KCCP.

~~needs))~~ older adults, people who are homeless⁵¹ and people with behavioral health, cognitive, physical and developmental disabilities.

~~((U-346))~~ **H-151** King County ~~((should))~~ shall seek opportunities to fund programs and projects where county funds are matched by additional public and private loans and investments, and/or contributions ~~((, increasing))~~ in order to increase the amount of financing available for affordable housing ~~((that can be developed.))~~

Added language in policy H-157⁵² would allow the County to sell surplus property at a discount, and for other, non-affordable housing-related community benefits, which would be determined through a community process.

~~((U-347))~~ **H-157** King County should expand its use of surplus county-owned property and air rights over county-owned property at a discount for affordable housing and should also explore ~~((its use for other public benefits, such as human services, and consider conveyance of properties to public or non-profit housing developers and agencies at below-market cost))~~ the use of such property for other community benefits, determined through a community participatory process, at below market cost, to non-profit developers and other developers that agree to provide such community benefits. Surplus county property shall be prioritized for housing development that will be consistent with the King County ~~((Consortium Consolidated Plan and the Ten-Year Plan to End Homelessness))~~ Department of Community and Human Services adopted plans and policies.

New policy H-165 would require the County to adopt funding program policies to incorporate subsidized housing within mixed income projects, language that is consistent with the policy goals of the 2015-2019 King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan).⁵³

H-165 King County shall adopt funding program policies that encourage the integration of publicly subsidized housing within mixed-income projects, and within all communities. Such funding policies shall support a fair distribution of publicly subsidized housing throughout the county. King County shall not apply mandatory dispersion requirements that limit where publicly subsidized housing may be located.

⁵¹ Please note that the transmitted 2016 KCCP refers to “people who are homeless” rather than using the term “people who are experiencing homelessness,” which is the language used in the adopted All Home Strategic Plan (Ordinance 18097)

⁵² This policy is currently U-347 in the adopted 2012 KCCP, and is proposed to be changed to H-157 as part of the transmitted 2016 KCCP.

⁵³ Ordinance 18070

Proposed changes to policy H-174⁵⁴ would remove the restriction on home ownership assistance to first time buyers and replace it with income-qualified potential home buyers.

~~((U-367))~~ **H-174** King County should work with local lenders and non-profit organizations providing home ownership assistance to expand assistance for ~~((first-time))~~ eligible income-qualified homebuyers, including homebuyer education and counseling, mortgage default and foreclosure counseling, culturally relevant low-cost financing and assistance with down payments and closing costs, and alternative ownership housing models such as land trusts, co-housing, etc.

Mandatory and incentive programs. Affordable housing programs to be implemented would be expanded to include “mandatory” as well as incentive affordable housing programs. These proposed changes are based on a proposed amendment to Countywide Planning Policy (CPP) H-8 by the Growth Management Planning Council⁵⁵ and County Council stating that “jurisdictions may consider a range of programs, from optional to mandatory, that will assist in meeting the jurisdiction’s share of the countywide need for affordable housing.”⁵⁶ This expanded language is included in several policies in Chapter 4.

Policy H-103⁵⁷ would add mandatory programs to the list of tools for the County to use in its role as a regional convener and administrator. The policy as transmitted would remove affordable housing targets from the policy itself, and instead refer to “the most recently adopted Countywide Planning Policies.”⁵⁸ It would also remove any application to Rural Towns, leaving it to apply to UGAs of the County only.

~~((U-302))~~ **H-103** Through subarea and regional planning with ~~((cities))~~ jurisdictions and partners in the Puget Sound region, mandatory and incentive programs and funding initiatives for affordable housing, King County shall serve as a regional convener and local administrator in the unincorporated areas to plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Areas. With respect to affordable housing, King County shall address the countywide need for housing affordable to very-low, low and moderate-income households pursuant to the countywide targets established in the most recently adopted Countywide Planning Policies (CPPs). ~~((and within Rural Towns. King County shall plan for construction, rehabilitation, or preservation of housing units affordable to households as follows:~~

⁵⁴ Was U-367, is H-174

⁵⁵ Growth Management Planning Council Motion 15-2

⁵⁶ Ordinance 18256, March 2016. This proposed CPP amendment has until June 25, 2016, to be ratified by the other jurisdictions in King County.

⁵⁷ This policy is currently U-302 in the adopted 2012 KCCP, and is proposed to be changed to H-103 as part of the transmitted 2016 KCCP.

⁵⁸ <http://www.kingcounty.gov/depts/executive/psb/regional-planning/CPPs.aspx>

- ~~a. 13% of housing stock should be affordable to households below 30% of the King County median income, including homeless individuals and families who may face significant barriers to finding permanent housing;~~
- ~~b. 11% of housing stock should be affordable to households between 30% and 50% of the King County median income;~~
- ~~c. 16% of housing stock should be affordable to households between 50% and 80% of the King County median income;~~
- ~~d. 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and~~
- ~~e. 40% of housing stock should be affordable to households above 120% of the King County median income.))~~

Policy H-119⁵⁹ currently requires King County to “flexibly” apply rules when necessary to create affordable housing for people with disabilities. The 2016 transmitted KCCP policy includes new language adding incentive and mandatory programs to the types of affordable housing programs that could benefit from such flexibility.

~~((U-360))~~ **H-119** King County shall flexibly apply its rules, policies, practices and services when necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling ~~((, including the promotion of public funding and other incentives to create new affordable housing))~~ in its funding, incentive or mandatory affordable housing programs in order to create new affordable housing opportunities for persons with disabilities.

Policy H-131,⁶⁰ which currently encourages the County to minimize permit processing time for affordable housing, would add language specifying that this County role is limited to the unincorporated area, and would also add language noting that housing developed in coordination with mandatory, incentive or subsidy programs, including tax abatement or exemption programs, should be expedited.

~~((U-314))~~ **H-131** King County shall seek to minimize the time necessary to process development permits ~~((to meet))~~ for developments in unincorporated King County that will include affordable housing and address environmental goals and community and aesthetic concerns. King County should continue to expedite plan and permitting reviews for affordable housing projects in coordination with mandatory, incentive or subsidy programs, including tax abatements, exemptions and credits.

⁵⁹ This policy is currently U-360 in the adopted 2012 KCCP, and is proposed to be changed to H-119 as part of the transmitted 2016 KCCP.

⁶⁰ This policy is currently U-314 in the adopted 2012 KCCP, and is proposed to be changed to H-131 as part of the transmitted 2016 KCCP.

Added language to policy H-132⁶¹ notes that the County should encourage the development of common standards for mandatory and incentive affordable housing programs across jurisdictions.

~~((U-315))~~ **H-132** King County should encourage the formation of common development codes and standards, as well as common mandatory and incentive programs for affordable housing, with cities, sewer and water districts and other permitting agencies to increase predictability and reduce development costs.

Policy H-134⁶² would be expanded to allow density bonuses for affordable housing development to be available to both for-profit and non-profit developers, and would limit those bonuses to development to urban areas and near commercial areas. Additional added language would require that bonus programs be evaluated for effectiveness, including as it relates to possible adoption of mandatory affordable housing requirements.

~~((U-339))~~ **H-134** Density bonuses and other incentives for the development of affordable housing by for-profit and non-profit developers shall be available within unincorporated urban areas and near commercial areas to both single-family and multifamily developments to promote development of affordable rental and/or ownership housing. Bonuses shall be periodically reviewed and updated, as needed, to assure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary affordable housing requirements adopted.

Policy H-144⁶³ would remove language from the 2012 KCCP, which has been moved to other sections. Replacing the previous language is a proposed requirement that the County allow mandatory and/or incentivized affordable housing units to be reasonably smaller in size and have more modest finishes than market-rate housing, including market-rate units in the same building as the affordable units.

~~((U-359))~~ **H-144** King County will ensure that mandatory and/or incentivized affordable housing unit *[sic]* created through its land use policies and regulations meets the same quality and design as market housing of a similar size and density, but may be allowed to be reasonably smaller in size and to have more modest finishes, and will encourage mandatory and incentivized affordable housing units to be created on the site of market rate housing projects. ~~((King County shall promote~~

⁶¹ This policy is currently U-315 in the adopted 2012 KCCP, and is proposed to be changed to H-132 as part of the transmitted 2016 KCCP.

⁶² This policy is currently U-339 in the adopted 2012 KCCP, and is proposed to be changed to H-134 as part of the transmitted 2016 KCCP.

⁶³ This policy is currently U-359 in the adopted 2012 KCCP, and is proposed to be changed to H-144 as part of the transmitted 2016 KCCP.

~~opportunities for publicly funded housing, including housing for low-income people with special needs, by:~~

- ~~a. Adopting land use policies and regulations that treat publicly funded housing and other low-income housing the same as housing of a similar size and density;~~
- ~~b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded housing throughout the county. Mandatory dispersion requirements that limit where publicly funded housing may locate should not be applied; and~~
- ~~c. Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.))~~

Healthy housing. The transmitted 2016 KCCP includes policy language throughout Chapter 4 about strategies to develop a “healthy housing code” and to incorporate healthy housing strategies (in particular protection from tobacco smoke) into the housing code. Policy H-113⁶⁴ calls for King County to collaborate with jurisdictions to enact a new countywide healthy housing code system, including enforcement via inspection of rental housing.

~~((U-327)) **H-113** King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including environmental tobacco smoke, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County.~~

New policy H-116 would require King County to encourage the prohibition of smoking in multi-family buildings and affordable housing.

H-116 King County shall support and encourage smoke free policies in multi-family housing and affordable housing.

Proposed new language in policy H-139⁶⁵ would require, rather than encourage as in the 2012 policy, the County to actively support incorporation of healthy and sustainable housing practices in all housing in unincorporated areas, not only affordable developments.

⁶⁴ This policy is currently U-327 in the adopted 2012 KCCP, and is proposed to be changed to H-113 as part of the transmitted 2016 KCCP.

⁶⁵ This policy is currently U-326 in the adopted 2012 KCCP, and is proposed to be changed to H-139 as part of the transmitted 2016 KCCP.

~~((U-326))~~ **H-139** King County ~~((should promote the))~~ shall provide opportunities for incorporation of the principles of healthy communities and housing, sustainability, and greenhouse gas emissions mitigation in housing, affordable housing and community development in unincorporated areas.

New policy H-153 would require the County to encourage affordable housing projects funded via County programs to prohibit smoking, a concept that has been endorsed by the Board of Health but is not yet included in adopted County policy.

H-153 King County shall encourage the inclusion of smoke-free housing policies in projects funded through its affordable housing subsidy programs.

New policy H-154 would require the County to encourage healthy housing elements in existing affordable housing, especially elements that reduce asthma.

H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.

New language proposed for policy H-166⁶⁶ would require, rather than encourage as in the 2012 policy, the County to increase access to tobacco smoke-free housing in publicly subsidized housing.

~~((U-361))~~ **H-166** King County ~~((should develop and adopt))~~ shall administer standards for publicly ~~((funded))~~ subsidized housing that will:

- a. Increase the ability of people with ~~((special needs to visit or))~~ physical disabilities to have physical access to housing ~~((units))~~ and mobility within housing regardless of their residency status;
- b. Allow household members to age in place through the inclusion of universal design principles that ~~((increase))~~ make housing ~~((opportunities that are))~~ units more accessible and usable by all persons; ~~((and~~
- c. Support the ability of ~~((all people, especially the elderly and persons with disabilities and special needs,))~~ older adults and people with behavioral health, physical, cognitive and developmental disabilities to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice; and
- d. Increase the ability of people to have access to smoke-free housing.

Micro-housing and other types of affordable, high-density housing. The transmitted 2016 KCCP proposes new language that would encourage the development

⁶⁶ This policy is currently U-361 in the adopted 2012 KCCP, and is proposed to be changed to H-166 as part of the transmitted 2016 KCCP.

of clustered and high-density housing with shared common spaces, such as micro-housing.

Proposed changes to policy H-114⁶⁷ would have the County encourage clustered and higher-density housing with shared common spaces.

~~((U-334))~~ **H-114** King County should encourage development of residential communities that achieve lower prices and rents through ~~((shared common houses))~~ clustered and higher density housing that shares common spaces, open spaces and community facilities.

Proposed changes to policy H-133⁶⁸ would require the County to encourage the development of new housing models, such as co-ops, co-housing, and other affordable housing types in “unincorporated growth areas.”

~~((U-330))~~ **H-133** King County shall encourage the development of new housing models ~~((by supporting projects such as))~~ that are healthy and affordable by providing opportunities for such within unincorporated growth areas and near commercial areas. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, affordable owner-built housing, land trusts and cooperative ownership structures for rental and ownership housing, co-housing and other innovative developments.

Policy H-136⁶⁹ would require, rather than encourage as in the 2012 policy, the County to provide opportunities within unincorporated UGAs and near commercial areas for micro-units, micro homes and other high density development strategies for lower rental or ownership prices.

~~((U-323))~~ **H-136** King County ~~((should encourage))~~ shall provide opportunities within unincorporated urban growth areas and near commercial areas for the development, rehabilitation, and preservation of rental residential buildings that have shared facilities, such as single-room occupancy buildings, ((hotels and)) boarding homes, micro-units buildings and clustered micro homes to provide opportunities for lower rents housing options; and higher density ownership options including condominiums, co-operative mutual housing, cottage housing and other forms of clustered higher density ownership housing.

⁶⁷ This policy is currently U-334 in the adopted 2012 KCCP, and is proposed to be changed to H-114 as part of the transmitted 2016 KCCP.

⁶⁸ This policy is currently U-330 in the adopted 2012 KCCP, and is proposed to be changed to H-133 as part of the transmitted 2016 KCCP.

⁶⁹ This policy is currently U-323 in the adopted 2012 KCCP, and is proposed to be changed to H-136 as part of the transmitted 2016 KCCP.

Proposed policy H-140 would allow, rather than explore the feasibility of allowing as in the 2012 policy, five-story wood frame construction⁷⁰ in unincorporated areas of the county. This is consistent with the current building code.⁷¹

H-140 King County (~~((should explore the feasibility of allowing))~~) shall allow five-story wood frame construction ((as a technique that will)) to increase the availability of multifamily housing while lowering development costs and maintaining fire safety.

Homelessness. The transmitted 2016 KCCP includes a number of policies that respond to the region's homelessness crisis.

New policy H-115 would require the County to work with its partners to ban the criminalization of homelessness and homeless encampments. This policy is consistent with the 2015-2019 All Home Strategic Plan,⁷² but staff is not aware of any legislation currently underway related to this issue.

H-115 King County shall work with housing partners and jurisdictions to pass legislation that bans the criminalization of homelessness and homeless encampments.

County support of diversion-based and shorter term housing subsidies in homelessness programs have been added to the transmitted 2016 KCCP in several policies, consistent with the goals of the 2015-2019 All Home Strategic Plan.

Changes to policy H-168⁷³ would support strategies including diversion assistance and short-term rental assistance such as rapid rehousing.

~~((U-365))~~ **H-168** King County should support flexible programs and emerging strategies that help to prevent and reduce homelessness, such as emergency rental assistance, short-term rental assistance, diversion assistance, mortgage default and foreclosure counseling, and improvements to emergency services referral networks.

Language added to policy H-169⁷⁴ would add diversion and rapid re-housing strategies.

~~((U-369))~~ **H-169** King County shall participate in the Ten-Year Plan to End Homelessness (the "All Home" plan to address homelessness in King County in order) to sustain and support a coordinated, regional response to homelessness that includes access to homelessness prevention

⁷⁰ A less expensive type of multi-family housing construction

⁷¹ K.C.C. Title 16

⁷² Ordinance 18097

⁷³ This policy is currently U-365 in the adopted 2012 KCCP, and is proposed to be changed to H-168 as part of the transmitted 2016 KCCP.

⁷⁴ This policy is currently U-369 in the adopted 2012 KCCP, and is proposed to be changed to H-169 as part of the transmitted 2016 KCCP.

services, diversion assistance, emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, permanent affordable housing, and ~~((appropriate))~~ flexible support services as needed for homeless families, single adults, and youth/young adults.

Policy H-170⁷⁵ would require, rather than encourage as in the 2012 policy, the County to work with its partners to lobby the state and federal governments to increase funding for people experiencing homelessness. New language would add diversion strategies to the list.

~~((U-370))~~ **H-170** King County ~~((should))~~ shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services such as flexible rental assistance, diversion assistance and emergency services. In addition to rental assistance, King County should support programs that help prevent homelessness and that improve prevention and emergency services referral networks, including ~~((the development of a))~~ an efficient coordinated intake system for homeless families and individuals ~~((, and low income households that are seeking permanent housing.))~~

Equity and social justice. New policy H-105a would require the County to engage “marginalized” populations in affordable housing goals, policies, and programs.

H-105a King County shall engage marginalized populations in the development, implementation, and evaluation of county-wide affordable housing goals, policies and programs.

Policy H-108⁷⁶ focuses on universal design, and would add both “family-sized” and “market rate” to the types of housing that King County will encourage to incorporate universal design via work with other jurisdictions.

~~((U-313))~~ **H-108** King County shall work with other jurisdictions to encourage the use of universal design in the development of affordable housing, family-sized housing and market rate housing.

Consistent with the 2015-2019 King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan), new policy H-118 would require King County to actively promote and further fair housing with a particular focus on areas with low levels of investment.

⁷⁵ This policy is currently U-370 in the adopted 2012 KCCP, and is proposed to be changed to H-170 as part of the transmitted 2016 KCCP.

⁷⁶ This policy is currently U-313 in the adopted 2012 KCCP, and is proposed to be changed to H-108 as part of the transmitted 2016 KCCP.

H-118 King County shall actively promote and affirmatively further fair housing in its housing programs, and shall work with all of its partners to further fair housing in its regional role promoting housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity; and shall work with residents and stakeholders to help them understand the rights protected by federal, state, and local fair housing laws and shall help to promote equitable housing practices for protected classes through fair housing education and enforcement.

Green building standard for affordable housing. Consistent with the Green Building Ordinance,⁷⁷ the transmitted 2016 KCCP adds a new policy H-145 that would require use of the Evergreen Sustainable Development Standard or an equivalent standard for affordable housing. This policy also includes a focus on housing elements that reduce asthma.

H-145 King County shall continue to require Evergreen Sustainable Development Standards, or an equivalent successor standard, and will work with partners and stakeholders to encourage the improvement in healthy housing elements of Evergreen Sustainable Development Standards, with emphasis on healthy housing elements that reduce asthma.

Section II: Health and Human Services

As noted above, this section of Chapter 4 is new. It includes a number of policies related to the County's regional role on health and human services.

Behavioral Health Integration. This chapter of the transmitted 2016 KCCP incorporates the concept of behavioral health integration throughout and defines the role of the County with respect to this in the context of: 1) efforts to increase the cross-sectoral work of the Departments of Community and Human Services and Public Health, and 2) the goal of transforming the County's health care and social services systems from crisis-oriented systems to prevention and early intervention oriented systems. These policies establish the County as having primary responsibility for coordinating the provision of countywide behavioral health services. These policies also establish that the County will retain responsibility for the development and implementation of countywide specialty systems, including behavioral health.

These changes are consonant with the County's chosen path toward Physical and Behavioral Health Integration pursuant to Washington State Senate Bill 6312.⁷⁸

⁷⁷ K.C.C. 18.17.020.H

⁷⁸ Proposed Ordinance 2016-0156. For more information on behavioral health integration and 2015 action towards integrating mental health and substance abuse disorder purchasing, see staff report on Proposed Ordinance 2015-0405 through 2015-0408 dated November 12, 2015.

For example, policy H-201⁷⁹ formerly stated that the County will seek to build and sustain a coordinated regional human services system. It now includes in this policy framework the responsibility to build and sustain a health and behavioral health system as well.

~~((F-299c))~~ **H-201** In coordination with local jurisdictions, funding partners and community partners, King County will seek to build and sustain a coordinated regional health and human services and behavioral health system to provide services, supports, safety and opportunity to those most in need. In carrying out its role in ~~((human services))~~ such systems, King County government will:

- a. Work with other jurisdictions and organizations to define a regional health and human services and behavioral health system and strengthen financing, access and overall effectiveness of services;
- b. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis;
- c. Retain responsibility for the development and implementation of mandated countywide specialty systems for ~~((mental health))~~ behavioral health (including mental health and substance use disorder treatment), physical, emotional and cognitive health, public health, drug and alcohol abuse and dependency, veterans, ~~((public health,))~~ and people with developmental disabilities ((services));
- d. Define its regional role in other human service ~~((systems))~~ and prevention-oriented, including systems that address homelessness, ((aging)) older adults, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention and youth and family services;
- e. Assess and measure the health and needs of King County's citizens on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and
- f. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

Similarly, policy H-202,⁸⁰ which defines the County's priority human service investment areas, includes a section that establishes behavioral health services as a priority investment area.

~~((F-299d))~~ **H-202** King County's priorities for human service investments will be programs and services that help to stabilize and ~~((improve people's lives))~~ strengthen resiliency, and prevent or reduce emergency medical services, crisis services and criminal justice system involvement

⁷⁹ This policy is currently F-299c in the adopted 2012 KCCP, and is proposed to be changed to H-201 as part of the transmitted 2016 KCCP.

⁸⁰ This policy is currently F-299d in the adopted 2012 KCCP, and is proposed to be changed to H-202 as part of the transmitted 2016 KCCP.

and costs. King County will focus resources and efforts on programs and services that continue to improve individual and community quality of life, improve equity and social justice, ~~((counterbalance growth in areas costly to communities and taxpayers,))~~ and preserve the resources necessary to collaborate as a true partner in regional human service systems. The following priority investment areas are consistent with other regional plans and initiatives:

- a. Effective early intervention and prevention strategies;
- b. Job readiness, support for job development in business innovation districts, support for community-based jobs through certification programs that create jobs in health, behavioral health and human services systems and employment to increase self-sufficiency;
- c. Affordable housing;
- d. Community and economic development activities;
- e. Prevention and elimination of homelessness; ((and))
- f. Behavioral health services (including crisis services, mental health treatment, substance use disorder treatment, co-occurring treatment, prevention services, early intervention services, recovery services and housing support services); and
- ~~((d))~~ g. Services and programs that reduce the growth of emergency medical and crisis-oriented behavioral health services and other crisis services and criminal justice system involvement ((and costs.))

Policy H-203,⁸¹ which focuses on equity and social justice-related principles in human service actions and investments, adds health and behavioral health as well.

~~((F-299e))~~ **H-203** King County will apply principles that promote effectiveness, accountability and equity and social justice. King County embraces the following principles in its health and human service actions and investments:

- a. King County will provide information to the community on its health, human services and behavioral health system planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent, ((and)) accountable and culturally and audience appropriate manner;
- b. King County will uphold federal, state and local laws against discrimination; promote culturally competent, equitable and relevant service delivery; and will work to end disparities in social, health and economic status among communities and people of different racial and ethnic backgrounds;
- c. King County shall work with local service providers to provide behavioral health services to low-income individuals in need, including high quality equitable prevention, crisis diversion, mental health, substance abuse disorder and co-occurring treatment services to youth, young adults and

⁸¹ This policy is currently F-299e in the adopted 2012 KCCP, and is proposed to be changed to H-203 as part of the transmitted 2016 KCCP.

older adults. The county will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers.

d. King County will encourage approaches that promote recovery and resiliency and support individuals and families to achieve their full potential to live meaningful and productive lives in the community;

((d)) e. King County will foster integration of systems of care through increased information sharing and collective impact work across agencies and programs for the purpose of improved service delivery, coordination and shared outcomes; and

((e)) f. Together with its partners, King County will assess and respond to changing human service and behavioral health needs and use data, research, innovation, analysis and evidence-based practices to drive its investments.

Thriving and Healthy Communities. The transmitted 2016 KCCP generally reflects the King County Board of Health “Planning for Healthy Communities Guidelines,” introduced and passed by the board on March 17, 2011.⁸² These are intended to inform land use and transportation planners working at regional, county and city levels of strategies that may improve the health of residents.

New policy H-204 would require the County to support public health investments aligned with these guidelines, which include: access to safe and convenient physical activities; access to healthy and affordable foods; protection from exposure to harmful environmental agents and infectious diseases; access to transportation systems designed to prevent injury; residential neighborhoods free from violence or fear of violence; reduction of tobacco, nicotine, marijuana and alcohol use to prevent under-age exposure; access to social connectivity and stress reduction through community amenities; and access to a range of health services. This is consistent with Board of Health Guidelines and Recommendations on Healthy Community Planning,⁸³ but there is not yet adopted County policy on these issues.

H-204 King County shall 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 and affordable foods;

c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;

d. Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver injuries;

⁸² Guideline & Recommendation 11-01

⁸³ 11-01 (G&R)

- 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;
- h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.

Health Equity and Social Determinants of Health. The transmitted 2016 KCCP includes several new sections addressing health equity issues. It includes policy language:

- Requiring the County to support and implement health-related policies and programs that address the social determinants of health and the built environment;
- Requiring the County to encourage significant increases in the role and influence of residents living in communities with disproportionately lower health outcomes;
- Recognizing and establishing an intent to address the links between health outcomes and lack of economic opportunity, lack of affordable housing, and poverty;
- Requiring the County explore more equitable distribution of health and human services facilities locations;
- Establishing priority investment areas that include support for job development in business innovation districts, support for community-based jobs through certification programs that create jobs in health, behavioral health and human services systems; and⁸⁴
- Establishing priority investment areas that include community and economic development and affordable housing.⁸⁵

H-205 King County will support and implement health-related policies and programs that address the social determinants of health and the built environment, by partnering with health care services, community-based organizations, foundations, other regional agencies, boards, commissions and elected officials to improve public health.

H-206 King County will encourage significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes.

H-207 King County recognizes that poverty, affordable housing and access to economic opportunity for all residents are critical public health issues and will take steps to address these issues through ongoing county plans, programs and funding.

⁸⁴ H-202; the language in this policy is included earlier in the staff report.

⁸⁵ Ibid.

H-208 King County will explore the co-location of health and human services facilities that are easily accessible, distributed equitably throughout the county, make the best use of existing facilities and are compatible with adjoining uses.

Partnerships. Several policies in the transmitted 2016 KCCP outline the County's aims in relation to partnering with funders, communities and providers to effectuate the delivery of health, behavioral health and human services. Namely, these are all underscored by a goal to limit duplication and increase collaboration.

Policy H-203(e)⁸⁶ establishes as a principle in the County's health and human services actions and investments that the County will foster integration of systems of care through increased information sharing and collective impact work.

Policy H-201,⁸⁷ adds health and behavioral health to the components that the County will seek to build and sustain (along with human services) within a regional service network in coordination with local jurisdictions, funding partners, and community partners.

These policies are generally consistent with the County's prior role as a coordinator and convener and a range of adopted policies and plans that explicitly seek to limit duplication and increase coordination.⁸⁸

Consistency with adopted policies and plans

Section I: Housing policies

The transmitted 2016 KCCP includes policy language that is inconsistent with or in advance of currently adopted County policies. Staff anticipates that legislation will be transmitted during 2016 to address these inconsistencies, including:

Inclusionary zoning and/or increased density. A number of policies in the transmitted 2016 KCCP, including H-130, include language supporting increased density, either as part of mandatory or incentive policies, particularly near high-capacity transit, or for higher-density housing styles, such as micro-housing. Legislation to implement these potential policies has not yet been transmitted.

Tenant protections. The transmitted 2016 KCCP includes several policies that would increase tenant protections beyond current adopted policy. Legislation to implement these potential policy changes has not yet been transmitted.

⁸⁶ The language in this policy is included earlier in the staff report.

⁸⁷ Ibid.

⁸⁸ Examples include the Area Plan on Aging, the All Home (formerly Committee to End Homelessness) Strategic Plan, 2015-2019, the county's work with Accountable Communities of Health, the Mental Illness and Drug Dependency Service Improvement Plan, among others.

Surplus property. There are several proposed changes to how the County could handle surplus property sales within policy H-157 that may conflict with adopted policy.

- The addition of “at a discount” could conflict with policies dictating that funds generated from the sale of some properties must be wholly returned to the department or fund that purchased them. The Council may wish to consider adding language such as “consistent with funding source limitations” to address this issue.
- The ability to sell property “at a discount” is not currently clearly reflected in the King County Code. The Council may wish to clarify the relevant sections of the Code or make changes to the policy in the transmitted 2016 KCCP.
- The policy also allows the discounted sale of property for “other community benefits,” which are currently undefined and would be determined through a community process. The Council could consider clarifying or defining these benefits either in the 2016 KCCP or in the Code.

Section II: Health and Human Services

The transmitted 2016 KCCP policy language is generally consistent with current adopted policies, plans and initiatives, particularly the “transformation initiatives,”⁸⁹ the Consolidated Housing and Community Development Plan, and the All Home Strategic Plan. In the case of initiatives for which planning is underway, staff expects legislation to be transmitted during 2016 to align with the transmitted 2016 KCCP. Specifically:

- **Best Starts for Kids implementation.** Legislation thus far transmitted and adopted since voters approved the Best Starts for Kids levy in November 2015 has been consistent with the policy framework of the transmitted 2016 KCCP. Namely, there has been a concerted effort to align membership on the advisory bodies for the Best Starts for Kids levy, the Children and Youth Advisory Board and the Communities of Opportunity Interim Governance Group, with the equity and social justice principles articulated in the transmitted 2016 KCCP. Furthermore, Executive staff have reported a range of community conversations throughout the county and with particular stakeholder groups in an effort to engage and encourage input from residents living throughout the county, including those in communities disproportionately affected by lower health outcomes. Lastly, work on the general Best Starts for Kids implementation plan due to council on June 1, 2016, which will outline strategies to be funded and outcomes to be achieved by levy-fund expenditures, evidences, thus far, elements of a collective impact approach.
- **Mental Illness and Drug Dependency (MIDD) levy renewal.** MIDD sales tax renewal planning has been undertaken within the context of maintaining a comprehensive continuum of health and human services programming

⁸⁹ These are Familiar Faces, Communities of Opportunity, Accountable Communities of Health, and the Best Starts for Kids Levy.

countywide, which is consistent with the policies in the transmitted 2016 KCCP. Staff expect the Executive to transmit the MIDD renewal Service Improvement Plan this summer.⁹⁰

- **Behavioral health integration.** Integrated purchasing of mental health and substance abused disorder treatment began on April 1, 2016; this is the first step toward full behavioral health integration in accordance with Second Substitute Senate Bill (2SSB) 6312. 2SSB 6312 directed the Washington State Department of Social and Health Services to, by 2020, integrate the financing and delivery of physical health services, mental health services and chemical dependency services in the Medicaid program through managed care. At the time, the State created two pathways for achieving this regionalized Medicaid purchasing approach: for regions to “opt-in” and fully integrate physical and behavioral health purchasing in early 2016 through having the state contract with managed care health plans and to administer care for mental health, substance use and physical health or for regions to integrate behavioral health purchasing first and then integrate physical health purchasing by 2020. King County opted for the latter option.⁹¹ Staff anticipates a body of work around full integration that is consistent with the policies outlined in the transmitted 2016 KCCP in years to come.
- **Board of Health healthy communities planning.** Two policies, H-153 and H-204, are consistent with recommendations the Board of Health has adopted to integrate health and equity into County planning and housing development. However, the Council has not yet adopted policy in these areas. Specifically, in policy H-204, there are differences between the policy in the transmitted 2016 KCCP and the Board of Health recommendation, there are deviations. Executive staff indicate that these differences are in response to new regulatory environments. Public Health and Board of Health staff note that the Board of Health materials need to be updated, but there is no plan as of yet about the mechanism for updating these materials nor for the substantive updates themselves. Updates that likely need to be revised are ESJ-related elements since the Board of Health recommendation preceded ESJ policy adoption; healthy housing elements, a subject on which there is currently a Board of Health subcommittee working on guidelines; and changes in response to new regulatory environments for marijuana (legalized sales) and alcohol (sold more widely). Councilmembers may wish to consider how specifically the 2016 KCCP should include policies that may be out-of-date and subject to revision prior to the next four-year KCCP update in 2020. In some cases, for example, including marijuana in a zoning statement in Chapter 2 and not including the Board of Health recommendation on alcohol in Chapter 4, Executive staff did update the transmitted 2016 KCCP language with current information, but those nuances do not necessarily have a basis in adopted County policy at this stage.

⁹⁰ Legislation renewing the sales tax is expected to be separately transmitted in June of this year.

⁹¹ This option was enacted through Ordinances 18169, 18170, 18171 and 18178.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

Creation of Chapter 4. Chapter 4 is a new chapter that is proposed in the transmitted 2016 KCCP, which would consolidate policies on housing and human services from other chapters in the Plan into a single location. As noted in the transmittal, some existing 2012 KCCP policies are shown as being relocated and/or combined with other policies. However, in the transition of these proposed changes into the new Chapter 4, some of the policy language from the 2012 KCCP is not fully retained in the transmitted 2016 KCCP, and these changes are not shown in redline format.⁹² Staff analysis of these proposed relocations and combinations is ongoing in order to review for substantive changes to 2012 KCCP policy language.

Section I: Housing

Relevance to non-urban King County. Though housing policies were purposefully moved out of Chapter 2 Urban Communities and into a standalone chapter for application to both urban and rural areas, several policies as proposed only apply to the UGA. One particular CPP, H-4, does give housing affordability direction specific to UGAs. However, all other housing policies in the CPPs apply throughout the county.

Policy H-102 would require the County to encourage and reduce barriers to a wide range of housing, but retains 2012 language limiting this requirement to UGAs. The Council may wish to consider whether to encourage a wide range of housing throughout the County in support of ESJ and other goals.

In addition, as described above, policy H-103 adds mandatory programs to the list of programs that King County, in its role as a regional convener and as local administrator in incorporated areas, must use as tools to plan for housing affordable to all. A reference to “Rural Towns” is proposed to be removed, leaving it to apply to UGAs of the County only.

Section II: Health and Human Services

Ongoing health and human services transformation. The transmitted 2016 KCCP generally reflects Council-adopted policies. It also anticipates, based on policy direction and/or state law, a few bodies of work that have begun in 2016 and will continue over the next several years such as, for example, Behavioral Health Integration. Likewise, Best Starts for Kids planning and implementation are large bodies of work that have begun and will be ongoing in 2016 and onward. Possible renewal of the Mental Illness and Drug Dependency (MIDD) sales tax will also be considered by the Council this fall.

⁹² An example of this is 2012 KCCP policy U-329, which is proposed to be combined into transmitted 2016 KCCP policy H-133 but does not retain 2012 language regarding “alternative land development, flexible development standards, and construction techniques.” The removal of this portion of the policy language is not shown in redline format.

And, next year, work towards renewal of the Veterans and Human Services levy will begin as well. Presently, also, Washington State is negotiating with the Centers for Medicare and Medicaid Services in relation to the state's application for a five-year 1115 Medicaid waiver demonstration.⁹³ If the State is granted this waiver, communities, including King County, may obtain access to funds for projects that align with the policies in the transmitted 2016 KCCP. For example, one of the proposed initiatives, Transformation Projects, in the State's application would enable the pursuit of transformation projects like health system capacity building, care delivery redesign and prevention and health promotion.

The Council may wish to consider whether it may wish to refrain from setting a policy framework in relation to some of this ongoing and pending work in a regional planning document with less flexibility to amend before it has had the opportunity to fully review all of the available options to the County on several of these initiatives. Specifically, the Council may wish to consider the following two policy changes to Policy H-203, which would establish the principles the County will embrace in its health and human services actions and investments, in this light:

- Subsection (c) specifies the County will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers. Not all decisions related to how the County will approach full physical and behavioral health integration have been made at this point.
- Subsection (e) specifies that the County will foster integration of systems of care through increased information sharing and "collective impact work." There has been little evaluation on the efficacy of the County's collective impact work thus far, and the County has pending policy decisions in 2016 that may be impacted by the adoption of this policy framework.

Equity and Social Justice

The Council and Executive have emphasized the importance of equity and social justice (ESJ) in public policy, including in the King County Strategic Plan, the biennial budget process, and a range of County plans and initiatives.⁹⁴ Policy documents such as the KCCP, which can affect the life circumstances of broad demographics, can also raise equity concerns. In that light, the Scoping Motion called for significantly expanding the emphasis on ESJ, specifically by adding language to each chapter requiring close evaluation of policies for their equity impact. This review highlights the ESJ-related policy recommendations in the transmitted 2016 KCCP.

⁹³ http://www.hca.wa.gov/hw/Documents/waiver_app_public_comment/fedcomm_king_co_10915.pdf

⁹⁴ As required by Ordinance 16948

What's new in the transmitted 2016 KCCP?

The 2012 KCCP included equity and environmental justice considerations throughout the Plan. The transmitted 2016 KCCP proposes to extend and strengthen a number of ESJ elements. New policy or revisions to existing policy that address equity concerns are found in most chapters of the transmitted 2016 KCCP,⁹⁵ though most prominently in chapters relating to Urban Communities; Housing and Human Services; and Facilities, Services and Utilities. In addition, new narrative language on equity has been added to the Regional Growth Management Planning and Transportation chapters.

Chapter 1 Regional Growth Management Planning. Chapter 1 expands the existing narrative discussion of equity, with a focus on the Determinants of Equity, as well as a new map that depicts the concentrations of vulnerable populations⁹⁶ in the County. It identifies census tracts in South King County with concentrations of vulnerable populations, while such populations appear more dispersed and scattered through the remainder of the county. The chapter also contains new or revised equity language in three policies, primarily addressing broad goals for the Plan as a whole, incorporating equity among the major goal areas.

RP-101 adds promotion of ESJ to the “quality of life” measures that the County is to strive for.

RP-101 King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, promote equity and social justice, ~~((maintain))~~ preserve resource and open space lands, preserve the natural environment, and to protect significant cultural and historic resources.

RP-201⁹⁷ adds language requiring the County to ensure that its activities provide social, environmental and economic benefits in policies and regulations.

~~((GP-101))~~ **RP-201** In its policies and regulations, King County shall strive to promote sustainable neighborhoods and communities, and seek to ensure that all county activities provide social, environmental and economic benefits.

⁹⁵ There are no ESJ policy updates in Chapter 6 Shorelines and Chapter 11 Community Service Area Planning.

⁹⁶ People of Color, Households by Median Household Income, and Households that Lack English Speaking Proficiency

⁹⁷ This policy is currently GP-101 in the adopted 2012 KCCP, and is proposed to be changed to RP-201 as part of the transmitted 2016 KCCP.

RP-205⁹⁸ refers to the reduction of health “inequities,” rather than health disparities, as the object of County efforts in implementing land use efforts.

~~((GP-105))~~ RP-205 King County will seek to reduce health ~~((disparities))~~ inequities and proactively address issues of equity, social and environmental justice when ~~((evaluating))~~ implementing its land use policies, programs, and practices.

RP-206⁹⁹ includes consideration of climate-change related inequities and disparities in preparations for the effects of climate change.

~~((GP-106))~~ RP-206 King County will protect, restore and enhance its natural resources and environment, encourage sustainable agriculture and forestry, reduce climate pollution and prepare for the effects of climate change, including considering of the inequities and disparities that may be caused by climate change.

Chapter 2 Urban Communities. Chapter 2 includes a mix of new policies, addressing access to affordable, healthy food; to urban services by disadvantaged communities; to affordable housing near transit and commercial centers; and to equity in urban unincorporated area planning, project development and service delivery.

U-107 places emphasis on supporting access to foods that are healthy and affordable in managing land use and zoning actions.

U-107 King County should support land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, supporting access to healthy and affordable retail foods, and adding pedestrian and bicycle ~~((linkages))~~ facilities and connections.

U-108 supports the rationale for development of Urban Centers by noting that improving access to needed services helps address social and economic needs, including those of disadvantaged populations.

U-108 King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring

⁹⁸ This policy is currently GP-105 in the adopted 2012 KCCP, and is proposed to be changed to RP-205 as part of the transmitted 2016 KCCP.

⁹⁹ This policy is currently GP-106 in the adopted 2012 KCCP, and is proposed to be changed to RP-206 as part of the transmitted 2016 KCCP.

opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.

U-122a is a new policy that would encourage approaches to increase housing density and affordable housing in urban unincorporated areas, near transit and commercial areas.

U-122a ~~King County~~ King County should explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban growth areas, near frequent transit, and near commercial areas

U-139a is a new policy that would require support of changes to increase access to affordable foods.

U-139a King County shall support policy and system changes that increase access to and affordable healthy foods in neighborhoods.

U-201a is a new policy that would require consideration of ESJ in urban unincorporated areas.

U-201a In all urban unincorporated areas, King County shall consider equity and social justice in its planning, project development, and service delivery approach.

Chapter 3 Rural Areas and Natural Resource Lands. New language in Chapter 3 addresses support for affordable food initiatives, for assisting immigrant and minority farmers in gaining access to farmlands, and for increasing representation of low-income and disadvantaged farmers in agricultural processes.

R-517 encourages exploration of support for food growing projects to improve access to affordable food.

R-517 King County should explore ways of creating and supporting community gardens, farmers' markets, produce stands and other similar community based food growing projects to provide and improve access to healthy and affordable food for all rural residents.

R-661 encourages the County to continue to work with organizations to help immigrant and minority farmers to gain access to farmland.

R-661 ~~((The county))~~ King County should develop incentives to encourage ~~((agricultural activities in the remaining prime farmlands located))~~ food production on prime farmland ~~((outside the Agriculture Production Districts))~~. These incentives could include tax credits,

expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices or similar programs. The county should continue to work with Seattle Tilth and other organizations to assist immigrant and minority farmers in gaining access to farmland.

R-661a encourages the County to expand its leasing of agricultural land to farmers, and encourages private landowners to lease unused land to farmers, to make farmland available to beginning and low-income farmers.

R-661a To help make more farmland accessible to beginning and low-income farmers, King County should expand its leasing of agricultural land to farmers where appropriate and should encourage private farmland owners to lease unused land to farmers.

R-661b encourages the County to expand representation of disadvantaged farmers on advisory bodies and in hiring processes.

R-661b King County should expand representation of low income and socially disadvantaged farmers within King County agricultural processes such as the Agriculture Commission, advisory committees, task forces and hiring.

R-665 encourages development of incentives to provide a healthy and affordable local food supply.

R-665 ~~((The county))~~ King County should develop incentives that support local food production and processing to increase food security and provide a healthy and affordable local food supply, and reduce energy use.

Chapter 4 Housing and Human Services. There is extensive new language in this chapter addressing equity issues, primarily focused on affordable housing. Policies address housing needs of vulnerable populations, affordable housing targets, engagement of marginalized populations in housing issues, promotion of fair housing, affordable housing in transit-oriented communities, displacement of vulnerable communities, affordable housing tax incentives and credits, and a range of additional affordable housing policies.

H-102¹⁰⁰ requires the County to work with various entities to encourage housing that addresses the needs of diverse populations, especially vulnerable populations; as well as housing that supports the goals of the County's ESJ Initiative and Health and Human Services Transformation Plan.¹⁰¹

¹⁰⁰ This policy is currently U-301 in the adopted 2012 KCCP, and is proposed to be changed to H-102 as part of the transmitted 2016 KCCP.

¹⁰¹ Motion 13943

~~((U-304))~~ **H-102** King County shall work with ~~((cities))~~ 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 within the Urban Growth Area that:

- a. Provides housing choices for people of all income levels, particularly ~~((located))~~ in areas with existing or planned high-capacity and frequent public transportation access ~~((networks including those that make it))~~ where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as shopping and health care;
- b. Meets the needs of ~~((our))~~ a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and people who are homeless;
- c. Supports economic growth; and
- d. ~~((Ensures))~~ Supports King County's equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.

H-103¹⁰² requires the County to address affordable housing needs for the very-low to moderate-income households through countywide targets in Countywide Planning Policies.

~~((U-302))~~ **H-103** Through subarea and regional planning with ~~((cities))~~ jurisdictions and partners in the Puget Sound region, mandatory and incentive programs and funding initiatives for affordable housing, King County shall serve as a regional convener and local administrator in the unincorporated areas to plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Areas. With respect to affordable housing, King County shall address the countywide need for housing affordable to very-low, low and moderate-income households pursuant to the countywide targets established in the most recently adopted Countywide Planning Policies (CPPs). ~~((and within Rural Towns. King County shall plan for construction, rehabilitation, or preservation of housing units affordable to households as follows:~~

- a. ~~13% of housing stock should be affordable to households below 30% of the King County median income, including homeless individuals~~

¹⁰² This policy is currently U-302 in the adopted 2012 KCCP, and is proposed to be changed to H-103 as part of the transmitted 2016 KCCP.

~~and families who may face significant barriers to finding permanent housing;~~

~~b. 11% of housing stock should be affordable to households between 30% and 50% of the King County median income;~~

~~c. 16% of housing stock should be affordable to households between 50% and 80% of the King County median income;~~

~~d. 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and~~

~~e. 40% of housing stock should be affordable to households above 120% of the King County median income.))~~

H-105a is a new policy that would require the County to involve vulnerable populations in affordable housing goals, policies and programs.

H-105a King County shall engage marginalized populations in the development, implementation, and evaluation of county-wide affordable housing goals, policies and programs.

H-114¹⁰³ refers to clustered and higher density housing as ways to achieve lower prices and rents.

~~((U-334))~~ **H-114** King County should encourage development of residential communities that achieve lower prices and rents through ~~((shared common houses))~~ clustered and higher density housing that shares common spaces, open spaces and community facilities.

H-118 is a new policy that would require the County to further Fair Housing and to work with partners to promote the needs of all communities, especially those with limited access to opportunity. It also requires helping residents and stakeholders to understand Fair Housing laws, and helping to promote equitable housing practices for protected classes.

H-118 King County shall actively promote and affirmatively further fair housing in its housing programs, and shall work with all of its partners to further fair housing in its regional role promoting housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity; and shall work with residents and stakeholders to help them understand the rights protected by federal, state, and local fair housing laws and shall help to promote equitable housing practices for protected classes through fair housing education and enforcement.

¹⁰³ This policy is currently U-334 in the adopted 2012 KCCP, and is proposed to be changed to H-114 as part of the transmitted 2016 KCCP.

H-119¹⁰⁴ requires flexibility in managing funding, incentive or mandatory affordable housing programs to create affordable housing for persons with disabilities.

~~((U-360))~~ **H-119** King County shall flexibly apply its rules, policies, practices and services when necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling ~~((, including the promotion of public funding and other incentives to create new affordable housing))~~ in its funding, incentive or mandatory affordable housing programs in order to create new affordable housing opportunities for persons with disabilities.

H-121¹⁰⁵ requires promoting land use patterns that connect affordable and mixed-income housing with transportation choices, as well as the development of public financing techniques that provide an advantage for affordable and mixed-income housing within transit-oriented communities.

~~((U-317))~~ **H-121** King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:

- a. Providing information and a process for accessing ~~((on))~~ potential development sites in transit-oriented locations where King County has ownership or access to potential sites;
- b. Promoting land use patterns that ~~((provide convenient connections for pedestrian and bicycle travel as well as for transit and other motorized transportation))~~ cohesively connect affordable and mixed-income housing with active transportation choices;
- c. ~~((Funding services, amenities, infrastructure and access improvements within the urban area; and~~
- d. ~~))~~ Developing public financing techniques that ~~((give housing development and redevelopment in designated areas a market advantage))~~ will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, or within a neighborhood plan for revitalization.

H-123 is a new policy that would require the County to support equitable transit-oriented development that increases ridership, community benefits and agency revenues

H-123 King County will evaluate and seek opportunities for equitable transit oriented development at major transit centers and hubs when investments are likely to produce increased ridership, community benefits, and net revenues to the transit agency.

¹⁰⁴ This policy is currently U-360 in the adopted 2012 KCCP, and is proposed to be changed to H-119 as part of the transmitted 2016 KCCP.

¹⁰⁵ This policy is currently U-317 in the adopted 2012 KCCP, and is proposed to be changed to H-121 as part of the transmitted 2016 KCCP.

H-124 is a new policy that would require the County to work to reduce displacement of very-low to moderate-income households from transit-oriented locations, and strive to align affordable housing and transit investments.

H-124 King County shall work with partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations, to the extent possible; and shall strive to align affordable housing investments and transit investments in order to increase the quality of life of disinvested communities.

H-130 is a new policy that would encourage exploration of zoning that increases density and affordable housing in unincorporated UGAs, near transit and commercial areas.

H-130 King County should explore zoning policies and provisions that increase housing density and affordable housing opportunities within unincorporated urban growth areas near transit and near commercial areas.

H-134 would limit affordable density bonuses and incentives to development in unincorporated urban areas and near commercial areas. The policy is also expanded to require review and updating of density bonuses to assure effectiveness, particularly in respect to mandatory inclusionary affordable housing requirements.

~~((U-339))~~ **H-134** Density bonuses and other incentives for the development of affordable housing by for-profit and non-profit developers shall be available within unincorporated urban areas and near commercial areas to both single-family and multifamily developments to promote development of affordable rental and/or ownership housing. Bonuses shall be periodically reviewed and updated, as needed, to assure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary affordable housing requirements adopted.

H-136¹⁰⁶ would now mandate, instead of encourage as in the 2012 policy, that the County provide opportunities for rental buildings with shared facilities, including proposed language highlighting micro-units buildings and clustered micro-homes, and higher density ownership options. The transmitted 2016 KCCP also proposes that these opportunities will only be required to be provided in unincorporated UGAs and near commercial areas.

~~((U-323))~~ **H-136** King County ~~((should encourage))~~ shall provide opportunities within unincorporated urban growth areas and near commercial areas for the development, rehabilitation, and preservation of

¹⁰⁶ This policy is currently U-323 in the adopted 2012 KCCP, and is proposed to be changed to H-136 as part of the transmitted 2016 KCCP.

rental residential buildings that have shared facilities, such as single-room occupancy buildings, ((hotels and)) boarding homes, micro-units buildings and clustered micro homes to provide opportunities for lower rents housing options; and higher density ownership options including condominiums, co-operative mutual housing, cottage housing and other forms of clustered higher density ownership housing.

H-140¹⁰⁷ would now mandate, instead of encourage as in the 2012 policy, allowance of five-story wood frame construction to increase multifamily housing.

~~((U-332))~~ H-140 King County ~~((should explore the feasibility of allowing))~~ shall allow five-story wood frame construction ~~((as a technique that will))~~ to increase the availability of multifamily housing while lowering development costs and maintaining fire safety.

H-141¹⁰⁸ would now mandate, instead of encourage as in the 2012 policy, the County to explore expansion of incentives to preserve existing housing, through programs including tax exemptions for affordable housing.

~~((U-352))~~ H-141 King County ~~((should))~~ shall explore the expansion of land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax ~~((abatements for low income housing and))~~ exemptions for new and preserved affordable housing, as well as tax abatements and restoration loans for housing designated as a historic landmark.

H-144¹⁰⁹ is rewritten to mandate that the County ensures that affordable housing created through County land use policies meets the same quality and design standards as similar market housing, except for size and finish. The County is to encourage mandatory and incentivized affordable housing on the site of market rate housing projects.

~~((U-359))~~ H-144 King County will ensure that mandatory and/or incentivized affordable housing unit created through its land use policies and regulations meets the same quality and design as market housing of a similar size and density, but may be allowed to be reasonably smaller in size and to have more modest finishes, and will encourage mandatory and incentivized affordable housing units (sic) to be created on the site of

¹⁰⁷ This policy is currently U-332 in the adopted 2012 KCCP, and is proposed to be changed to H-140 as part of the transmitted 2016 KCCP.

¹⁰⁸ This policy is currently U-352 in the adopted 2012 KCCP, and is proposed to be changed to H-141 as part of the transmitted 2016 KCCP

¹⁰⁹ This policy is currently U-359 in the adopted 2012 KCCP, and is proposed to be changed to H-144 as part of the transmitted 2016 KCCP

market rate housing projects. (~~King County shall promote opportunities for publicly funded housing, including housing for low-income people with special needs, by:~~

a. ~~Adopting land use policies and regulations that treat publicly funded housing and other low-income housing the same as housing of a similar size and density;~~

b. ~~Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded housing throughout the county. Mandatory dispersion requirements that limit where publicly funded housing may locate should not be applied; and~~

c. ~~Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.)~~)

2012 KCCP policy H-149 mandates the County to work to urge expansion of funding for affordable housing for “people with special needs.” The transmitted 2016 KCCP would now state that housing funding should be expanded to prioritize older adults, people experiencing homelessness, and persons with disabilities.

~~((U-337))~~ H-149 King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for ~~((people with special needs))~~ older adults, people who are homeless and people with behavioral health, cognitive, physical and developmental disabilities.

H-152¹¹⁰ requires priority in affordable housing to projects serving households at specified income levels or that provide housing to identified vulnerable populations.

~~((U-344))~~ H-152 King County shall give priority in its affordable housing ~~((funding))~~ subsidy programs to ~~((developments))~~ projects that serve low-income individuals and households at or below 80 percent of area median income (AMI), and/or that provide ~~((, secure))~~ appropriate housing options for ~~((people with special needs, prevent displacement of low-income people, or provide low-income and special needs housing along with social services))~~ older adults, people with behavioral health, cognitive, physical or developmental disabilities, people that are homeless and people that are at risk of homelessness and/or displacement.

H-153 is a new policy that would require encouragement of smoke-free housing policies in County-funded affordable housing projects.

¹¹⁰ This policy is currently U-344 in the adopted 2012 KCCP, and is proposed to be changed to H-152 as part of the transmitted 2016 KCCP

H-153 King County shall encourage the inclusion of smoke-free housing policies in projects funded through its affordable housing subsidy programs.

H-154 is a new policy that would mandate that the County encourage improvement of healthy housing in affordable housing standards.

H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.

H-155 is a new policy that would mandate consideration in its housing and community development projects to projects that focus on those with the most disparate health, prosperity and housing conditions at risk of displacement, and requires planning and community development investments to support those communities.

H-155 King County shall give particular consideration in its affordable housing and community development investments to projects that provide housing and community development solutions in the 20% to 30% of the county with the most disparate outcomes in health, economic prosperity and housing conditions who may be at high risk of displacement; and shall coordinate planning and community development investments to support such communities as they experience changes in their demographics, built environment, and real estate markets.

H-156 is a new policy that would require the County, in its housing subsidy programs, to consider projects in areas with severe affordable housing shortages where there is access to jobs, transportation and a healthy community.

H-156 King County shall give particular consideration in its affordable housing subsidy programs to projects in areas where there is a severe shortage of affordable housing, and where there is access to job opportunities , a healthy community and active transportation.

H-157¹¹¹ encourages exploration of the use of surplus County property to provide community benefits.

((U-347)) H-157 King County should expand its use of surplus county-owned property and air rights over county-owned property at a discount for affordable housing and should also explore ~~((its use for other public benefits, such as human services, and consider conveyance of properties to public or non-profit housing developers and agencies at~~

¹¹¹ This policy is currently U-347 in the adopted 2012 KCCP, and is proposed to be changed to H-157 as part of the transmitted 2016 KCCP

~~below-market cost))~~ the use of such property for other community benefits, determined through a community participatory process, at below market cost, to non-profit developers and other developers that agree to provide such community benefits. Surplus county property shall be prioritized for housing development that will be consistent with the King County ~~((Consortium Consolidated Plan and the Ten-Year Plan to End Homelessness))~~ Department of Community and Human Services adopted plans and policies.

H-158¹¹² states that the County should support the increase of affordable housing through planning, policy, advocacy and technical assistance.

~~((U-348))~~ **H-158** King County should support the efforts of non-profit developers and housing agencies to increase the supply of housing for low-income households, through affordable housing planning, policy and advocacy activities and the provision of technical assistance ~~((and funding for capacity building, training, and predevelopment activities.))~~

H-160¹¹³ requires the County to give considerable weight to healthy housing and sustainable development elements in subsidizing affordable housing.

~~((U-350))~~ **H-160** When awarding subsidies for affordable housing developments to non-profit developers and housing agencies, King County ~~((shall include in its criteria whether the proposals))~~ shall consider and give considerable weight to projects that incorporate and implement healthy housing and sustainable development ~~((principles, including))~~ elements and universal design features.

H-162¹¹⁴ encourages the County to assist in the acquisition of affordable financing to specified owners of properties serving low- to moderate-income residents.

~~((U-353))~~ **H-162** King County should assist owners of rental properties serving low- and moderate-income residents to acquire affordable financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.

H-165a is a new policy that would require the County to encourage positive relations between subsidized housing and neighbors.

¹¹² This policy is currently U-348 in the adopted 2012 KCCP, and is proposed to be changed to H-158 as part of the transmitted 2016 KCCP

¹¹³ This policy is currently U-350 in the adopted 2012 KCCP, and is proposed to be changed to H-160 as part of the transmitted 2016 KCCP

¹¹⁴ This policy is currently U-353 in the adopted 2012 KCCP, and is proposed to be changed to H-162 as part of the transmitted 2016 KCCP

H-165a Through its funding programs, King County shall encourage developers and owners of publicly subsidized housing units to undertake activities to establish and maintain positive relationships with neighbors.

H-167¹¹⁵ encourages the use of opportunity mapping to support siting of facilities and subsidized housing, where vulnerable populations, including those with disabilities, have access to transportation amenities and services, in addition to other opportunities.

((U-366)) H-167 King County should use opportunity mapping ~~((help in site planning that))~~:

a. ~~((Supports))~~ To support the siting of community facilities and assisted publicly ~~((funded))~~ subsidized affordable housing in locations where low- and moderate-income residents and persons with ~~((special needs))~~ behavioral health, physical, cognitive and developmental disabilities have convenient access to a variety of opportunities, transportation, amenities and services; and

~~((b. — Uses opportunity mapping; and~~

e) b. ~~((Promotes))~~ To promote fair housing and diverse communities that are inclusive of residents with a range of abilities, ages, races, incomes and other diverse characteristics of the population of King County.

H-171¹¹⁶ encourages County support for innovative and flexible tools and programs that help low income renters to maintain housing stability or access permanent affordable housing.

((U-374)) H-171 King County should support innovative and flexible tools and programs that assist low-income renters to ~~((remain in))~~ maintain housing stability or to gain access to permanent affordable housing and private market housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.

H-173¹¹⁷ would now require, rather than encourage as in the 2012 policy, the County to provide financial assistance for housing rehabilitation to low-income homeowners, now including owners of manufactured homes; the policy also states that the County should also consider support for community repair programs like tool banks.

((U-368)) H-173 King County ~~((should))~~ shall provide financial assistance for ownership housing rehabilitation to low-income home owners, including owners of mobile/manufactured homes residing in parks ~~((a, and through))~~ or on their own land through individual or cooperative ownership. King

¹¹⁵ This policy is currently U-366 in the adopted 2012 KCCP, and is proposed to be changed to H-167 as part of the transmitted 2016 KCCP

¹¹⁶ This policy is currently U-371 in the adopted 2012 KCCP, and is proposed to be changed to H-171 as part of the transmitted 2016 KCCP

¹¹⁷ This policy is currently U-368 in the adopted 2012 KCCP, and is proposed to be changed to H-173 as part of the transmitted 2016 KCCP

County should also consider support for community-based repair programs, such as tool banks or painting programs.

H-203¹¹⁸ requires application of principles that promote equity, in addition to those that promote effectiveness, accountability and social justice. A new requirement is also proposed for the County to work with providers to provide behavioral health services to low-income persons, and that the County will assume responsibility for coordinating countywide behavioral health services, working with cities and local providers.

((F-299e)) H-203 King County will apply principles that promote effectiveness, accountability and equity and social justice. King County embraces the following principles in its health and human service actions and investments:

a. King County will provide information to the community on its health, human services and behavioral health system planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent, ~~((and))~~ accountable and culturally and audience appropriate manner;

b. King County will uphold federal, state and local laws against discrimination; promote culturally competent, equitable and relevant service delivery; and will work to end disparities in social, health and economic status among communities and people of different racial and ethnic backgrounds;

c. King County shall work with local service providers to provide behavioral health services to low-income individuals in need, including high quality equitable prevention, crisis diversion, mental health, substance abuse disorder and co-occurring treatment services to youth, young adults and older adults. The county will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers.

H-204 is a new policy that would require application of principles that lead to healthy communities in all neighborhoods.

H-204 King County shall 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 and affordable foods;

¹¹⁸ This policy is currently F-299e in the adopted 2012 KCCP, and is proposed to be changed to H-203 as part of the transmitted 2016 KCCP

- c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;
- d. Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver 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;
- h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.

H-206 is a new policy that would require the County to encourage greater influence of residents that live in communities that have disproportionately lower health outcomes.

H-206 King County will encourage significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes.

H-207 is a new policy that would confirm the County's recognition of poverty, affordable housing and economic opportunity as critical public health issues, and requires efforts to address these issues through county plans, programs and funding.

H-207 King County recognizes that poverty, affordable housing and access to economic opportunity for all residents are critical public health issues and will take steps to address these issues through ongoing county plans, programs and funding.

H-208 is a new policy that would require the County to explore co-location of health and human services facilities.

H-208 King County will explore the co-location of health and human services facilities that are easily accessible, distributed equitably throughout the county, make the best use of existing facilities and are compatible with adjoining uses.

Chapter 5 Environment. New lead-in text and policy language in Chapter 5 related to equity focuses on climate change.

E-221a is a new policy that would require use of the Equity Impact Review process in prioritizing climate change resiliency investments.

E-221a King County shall apply its Equity Impact Review process to help prioritize investments in making infrastructure, natural resources, and communities more resilient to the impacts of climate change.

Chapter 7 Parks, Open Space and Cultural Resources. Chapter 7 addresses equity issues through new language emphasizing affordable and accessible interpretive and aquatic programs, partnership efforts to address equity goals, and involving a diversity of interests in its programs. Language requiring equity considerations in locating, acquisition and development of facilities to help address health disparities is stricken, while language is added to support addressing equity goals through joint planning and management of sites and facilities.

P-105 emphasizes facilitation of affordable and culturally accessible programs on county properties.

P-105 King County should facilitate affordable and culturally-accessible educational, interpretive and aquatic programs on county-owned properties that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources of the park system and the region.

Language in P-121 requiring consideration of equity in the open space system to help in the reduction of health disparities and the promotion of social and environmental justice, is proposed to be removed.

~~((P-121— King County shall consider equity in the location, development and acquisition of its open space system to help in the reduction of health disparities and in the promotion of social and environmental justice.))~~

P-129 encourages the County and its partners to work to address social and economic justice goals through joint planning and management of sites and facilities.

P-129 King County shall be a leader in establishing partnerships with cities, adjacent counties, tribes, state and federal agencies, school and special purpose districts, community organizations, non-profit organizations, land owners and other citizens. The county and these partnerships should work to promote and protect all aspects of environmental quality and address social and economic justice goals ~~((and))~~ to complete the regional parks and open space system through joint planning and management of ~~((, linking))~~ local and regional ~~((lands))~~ sites and facilities.

P-134 is a new policy requiring the County to invite and involve diverse individuals, groups and agencies, consistent with equity policies.

P-134 King County will work to invite and involve a wide variety of interests via a diversity of individuals, groups and agencies consistent with the County's economic and social justice policies.

Chapter 8 Transportation. The Transportation chapter includes new policies emphasizing consideration of equity impacts in transportation programs, and opportunities for participation in program development by vulnerable populations. Existing policies are modified to revise references to immigrant and refugee populations, to support pursuit of non-regressive revenue sources, and to include vulnerable populations among those to whom transportation-related public information is provided. In addition, the chapter includes in narrative form a discussion of ESJ in Road Services Division planning, emphasizing the consideration that ESJ principles receive in decision making. This discussion notes prioritization of snow and ice response in light of equity needs, culturally relevant communications and public engagement processes, and similar undertakings.

T-104 refers to immigrant and refugee populations, rather than persons with limited English proficiency, as being among those to whom the County should provide transportation services and facilities.

T-104 King County should provide a system of transportation services and facilities that offers travel options to all members of the community, including people of color, low-income communities, ~~((people with limited English proficiency))~~ immigrant and refugee populations, and others who may have limited transportation options such as students, youth, seniors, and people with disabilities.

T-104a is a new policy that would encourage the County to consider equity impacts and benefits in transportation services.

T-104a King County should consider the equity impacts, and benefits, when planning, developing, and implementing transportation programs, projects, and services.

T-237 includes immigrant and refugee populations, rather than persons with limited English proficiency, among those for whom grant funding for nonmotorized infrastructure should be pursued.

T-237 To increase equitable access to walking, bicycling and transit mobility options, the county should actively seek grant funding to improve nonmotorized infrastructure that serves the needs of people of color, low-income communities, ~~((people with limited English proficiency))~~ immigrant and refugee populations, and others who may have limited transportation options such as students, youth, seniors, and people with disabilities.

T-253a is a new policy that would mandate that the County will provide participation opportunities for vulnerable communities to access alternatives to driving alone.

T-253a King County shall provide opportunities for residents of low income communities, people of color, and immigrant and refugee populations to inform and participate in programs to increase access to effective alternatives to driving alone.

T-308 requires implementation of road projects to avoid negative impacts to immigrant and refugee populations, rather than persons with limited English proficiency, among other with limited transportation options.

T-308 Road projects and programs shall be implemented in ways that avoid or minimize negative impacts for people of color, low-income communities, and ~~((people with limited English proficiency))~~ immigrant and refugee populations, and others who may have limited transportation options, such as students, youth, seniors, and people with disabilities and seek to provide tangible, positive benefits whenever possible.

T-407 encourages new funding sources for transportation system investments that are not regressive.

T-407 New funding sources should be identified and pursued that would provide adequate and sustainable resources for transportation system ~~((improvements))~~ investments, are not regressive, and whenever possible provide multi-jurisdictional benefits.

T-511 proposes to include low-income communities, people of color and immigrant and refugee populations among those to whom should be provided public information about transportation services, infrastructure and funding issues.

T-511 King County should provide timely, accurate, and consistent public information about transportation services, infrastructure and funding issues, and ensure a wide range of opportunities for input and engagement with county residents, including low income communities, people of color, and immigrant and refugee populations and other stakeholders.

Chapter 9 Services Facilities and Utilities. Chapter 9 addresses equity needs through policies emphasizing culturally-appropriate community engagement, adherence to the Executive Order on Translation,¹¹⁹ and the creation of equitable communities through a range of facilities and services. Evaluation of siting processes to assure that vulnerable populations aren't unduly impacted, and consideration of fee discounts for low income households are also addressed.

F-101a is a new policy that would require County agencies to engage communities in a culturally-appropriate way.

¹¹⁹ Executive Order INF 14-2 (AEO)

<http://www.kingcounty.gov/operations/policies/executive/itaao/inf142aao.aspx>

F-101a King County agencies will engage communities in a culturally- and audience-appropriate manner.

F-101b is a new policy that would mandate County adherence to the Written Language Translation Executive Order.

F-101b King County shall adhere to the Executive Order on Written Language Translation Process for those with limited English speaking abilities.

F-202 encourages creation of equitable communities through a full range of public facilities and services.

F-202 King County should seek to create equitable and quality communities by defining the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should strive to provide an adequate supply and appropriate level of public facilities necessary to support all communities.

F210a is a new policy that would require County agencies to evaluate “determinants of equity” for vulnerable populations when siting new facilities.

F-210a When siting new county facilities, ensure that county agencies identify and evaluate impacts on the “determinants of equity” for low-income communities, people of color, and people with limited English speaking abilities.

F-225a is a new policy that would encourage consideration of low-rate fees for service to low-income households.

F-225a King County should consider provisions for service to low-income households through discount or low-rate fees for services.

F-228 encourages active engagement of communities with a disproportionate share of existing facilities in planning for and siting new facilities.

F-228 King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts and an assessment of existing facilities should be conducted when siting new facilities. Siting should consider equity, environmental justice and environmental, economic, technical and service area factors and communities with a disproportionate share of existing facilities should

be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area.

F-230 requires, among other analytical procedures for new or expanded essential public facilities, public involvement to avoid excluding any racial, cultural or socio-economic group.

F-230 Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:

- a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions and local communities receiving or surrounding the facilities;
- d. An analysis of the proposal's consistency with policies F-226 through F-229;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;
- g. Extensive public involvement which effectively engages communities so that no racial, cultural, or socio-economic group is excluded; ((and))
- h. Consideration of any applicable prior review conducted by a public agency, local government, or citizen's group; and
- i. To the extent allowable under the Growth Management Act, the locational criteria in policy R-326.

F-287 mandates inclusion, rather than consideration as in the 2012 policy, of equity principles in planning the Flood Hazard Management Plan. Outreach is also proposed to be expanded to include consideration of race and access to services and programs.

F-287 King County shall ~~((consider))~~ include equity and social justice principles in planning and implementing the King County Flood Hazard Management Plan to assure floodplain property owners and residents are given equal access to flood risk reduction services. Outreach should consider vulnerable populations that may face barriers based on age, income, English language proficiency, access to services and program, race or other factors.

F-325a is a new policy that would encourage the County to seek to ensure no undue impact to any racial, cultural or socioeconomic group from new or expanded transmission and distribution lines.

F-325a King County should strive to ensure that no racial, cultural, or socio-economic group is unduly impacted by decisions to add new, expand or upgrade transmission and distribution lines.

F-332a is a new policy that would encourage siting of gas or hazardous liquid transmission pipelines to avoid undue impact to any racial, cultural or socioeconomic group.

F-332a King County should strive to site new gas or hazardous liquid transmission pipelines equitably so that no racial, cultural, or socio-economic group is unduly impacted by siting or expansion decisions.

F354 encourages cable companies to take steps to ensure availability of cable service and information, especially to low-income communities.

F-354 Cable companies should take ~~((affirmative steps to ensure that reasonable services are available regardless of income or the income of other people in the person's neighborhood))~~ proactive steps to ensure that there is widespread availability of cable service and diverse information is available to county residents, especially low-income communities.

F-358 encourages builders and architects to design and retrofit state-of-the-art cable ready facilities, and is proposed to be expanded to include community centers, social service agencies, health clinics and other buildings that serve low income citizens.

F-358 Builders and architects should work with the telecommunication industry to design and retrofit state-of-the art cable-ready homes and offices and community centers, social service agencies, community health clinics, and other buildings that serve low-income citizens.

F-359 notes County encouragement to public and private organizations for the creation of wireless internet connections, and is proposed to be expanded to include facilities and buildings that serve low-income communities.

F-359 King County encourages public and private organizations to create wireless internet connections where the public can access the Internet, including in community centers, social service agencies, community health clinics, and other buildings that serve low-income citizens. This will create additional opportunities to reduce traffic, lower Greenhouse Gas Emissions and enhance convenient information exchange.

Chapter 10 Economic Development. The Economic Development chapter addresses equity needs through new policies focusing on development of business innovation districts in low-income communities, equity in job and career opportunities for youth, and opportunities for communities that are limited-English-proficient through partnerships, translation, and hiring.

ED-213 is a new policy that would require the County to coordinate with partners to support business innovation districts, such as food innovation districts, and related initiatives in lower income communities.

ED-213 King County shall coordinate with a broad range of partners, organizations, businesses and public sector agencies to support the development of business innovation districts and related initiatives in lower income communities, with an emphasis on food innovation districts, in particular. Food innovation districts may encompass anchor food businesses, small food business incubation, food industry education and training, markets and food hubs, food programs and partnerships with urban and rural food growers and cooperatives, and food aggregation and processing.

ED-304 is a new policy that would require the County to increase equity in jobs and careers for youth through various programs, initiatives and partnerships.

ED-304 King County shall continue to increase equity in jobs and career opportunities for youth through programs such as the Education Engagement Strategy launched by Public Health in 2013, and others.

a. Partner with private businesses, community organizations and educational institutions to provide job shadowing, internship and summer job opportunities for King County youth.

b. Partner with Maritime and Manufacturing industry businesses, and other business sectors, to engage high school students in vocational programs that offer training for living wage industry jobs. Work with these businesses to engage schools in promoting regional opportunities for apprenticeships and internships for high school students.

ED-305 is a new policy that would mandate County assistance in opportunities for limited English proficiency populations, including partnerships with representative organizations, private businesses, and educational institutions, as well as improving translation services.

ED-305 King County shall help promote and develop opportunities for limited English proficiency populations.

a. Partner and invest in community organizations that represent limited English proficiency populations

b. Improve translation services.

- c. Partner with private business to promote the hiring of limited English proficiency populations.
- d. Partner with regional educational institutions to develop methods for recertification for limited English proficiency professionals with credentials from other countries. Partner with community organizations to promote and increase access to recertification programs.

Chapter 11 Community Service Area Planning. Chapter 11 includes a narrative discussion of the importance of equity considerations in community outreach for the new subarea planning program. The Executive's proposed lead-in text notes that equity principles will play a "particularly key role during subarea plan public engagement activities by ensuring people of color, low-income residents, and populations with limited English proficiency are informed and offered equal access to participate in its planning process."

Chapter 12 Implementation, Amendments and Evaluation. Chapter 12 strengthens policy language considering equity goals in regulatory decision making and addressing housing incentives in support of vulnerable populations.

I-101 strengthens language specifying that criteria and code requirements upon which regulatory decisions are made are to include ESJ goals.

I-101 King County's regulation of land use should:

- a. Protect public health, safety and general welfare, and property rights;
- b. Protect consumers from fraudulent practices in land use, land sales and development;
- c. Implement and be consistent with the comprehensive plan and other adopted land use goals, policies and plans;
- d. Be expeditious, predictable, clear, straightforward and internally consistent;
- e. Provide clear direction for resolution of regulatory conflict;
- f. Be enforceable, efficiently administered and provide appropriate incentives and penalties;
- g. Be consistently and effectively enforced;
- h. Create public and private benefits worth their cost;
- i. Be coordinated with timely provision of necessary public facilities and services;
- j. Encourage creativity and diversity in meeting county goals and policies;
- k. Be coordinated with cities, special purpose districts and other public agencies to promote compatible development standards throughout King County;
- l. Be responsive, understandable and accessible to the public;
- m. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;

- n. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);
- o. Treat all members of the public equally regardless of race, culture or class and base regulatory decisions wholly on the applicable criteria and code requirements, including the county Equity and Social Justice goals;
- p. Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials and other relevant documents; and
- q. Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.

I-601 proposes to include identification of disadvantaged areas and areas with concentrations of low-income or minority groups among the geographic areas to be identified with infill opportunities, for which budget priority status and flexible new development standards would be granted.

I-601 King County should develop incentives for the Unincorporated Urban ((Growth)) Area that encourage the development industry to provide a broad range of housing and business space. Incentives could include:

- a. Identification of geographic areas with infill opportunities, granting them budget priority status and subjecting new development in these areas to more flexible standards – this should include disadvantaged areas and areas with significant concentrations of low-income or minority groups;
- b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);
- c. Incentives which lower financial development risk;
- d. Joint development opportunities at county-owned or operated facilities, utilization of air rights on county-owned or operated facilities, and the establishment of transit-supportive design guidelines; and
- e. County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Rights Program.

Consistency with adopted policies and plans

ESJ integration. New language on equity and social justice is less extensive in chapters on Rural Areas and Natural Resource Lands (Chapter 3), Environment (Chapter 5), Shorelines (Chapter 6), Parks, Open Space and Cultural Resources (Chapter 7), Economic Development (Chapter 10), Implementation, Amendments and Evaluation (Chapter 12), than in other chapters of in the Plan. This focus of equity language in other chapters would be generally consistent with the new, proposed narrative in Chapter 1 that notes that “ESJ considerations are less of a factor in planning in rural and natural resource areas.” Furthermore, in one case, existing equity language is eliminated: P-121, which required the consideration of equity in the open space system to help in the reduction of health disparities, is proposed to be removed. The Council may wish to consider whether this approach is consistent with the Council’s policy goals.

Consistency with Scoping Motion

Staff notes here the items that do not appear to be addressed in the transmitted 2016 KCCP. These issues are also reflected in the individual chapter analysis portion of the staff report.

Stand-alone equity chapter. The Scoping Motion called for consideration of consolidating health and equity policies into a new, stand-alone chapter. While a new health and human services chapter is proposed as Chapter 4 in the transmitted 2016 KCCP, the equity policies in the plan are not consolidated in this new chapter. Instead, there is an extended discussion of equity, together with health and social and environmental justice as a subsection of the Chapter 1 Regional Growth Management Planning.¹²⁰ The transmitted 2016 KCCP continues to include equity policies throughout the Plan.

Multifamily tax exemption. The Scoping Motion encouraged exploration of a multifamily tax exemption and other affordable housing strategies in the Housing and Human Services chapter. The transmitted 2016 KCCP includes a number of affordable housing strategies, including new language in H-141 mandating that the County explore incentives, including a new reference to tax exemptions, for new and preserved affordable housing. There is also a new reference in H-131 to tax abatements, exemptions and credits for affordable housing. These tax incentive references could potentially include multifamily tax exemptions to encourage affordable housing, though there is no such specific new policy language.

Other Issues for Councilmember Consideration

Affordable housing. People of color and low-income populations appear to be among those most vulnerable to significantly increasing rental rates and housing prices in King

¹²⁰ Page 1-19

County. Home ownership in King County differs significantly by race and by income: in 2009, the rate of home ownership among whites, at 65 percent, was more than twice the rate of home ownership among African Americans, at 31 percent. Also in 2009, those with household income less than \$24,999 had a home ownership rate of 31 percent; those with household income of \$150,000 or more had an 88 percent home ownership rate.¹²¹ These differences can have the effect of limiting the ability of low-income and minority populations to retain long-term residency within the urban core, raising the question of the demographic balance of the population base within central urban areas over time, with access to services such as transit, education, recreation, and other quality of life services.

As described in the Chapter 4 ESJ analysis, there are extensive existing and new policy efforts to address the need for affordable housing. Initiatives include additional subsidized housing, density incentives, countywide targets for affordable housing in the Countywide Planning Policies, policies to address displacement of vulnerable populations, and similar policies. However, the growing concentration of low-income, minority and immigrant populations in certain communities raises questions as to whether these efforts are proportionate to the extent of the need, and whether, over time, the region may face a condition of poor, ethnic minority populations concentrated in subregions largely separated from high-opportunity neighborhoods in the urban core, while high-income populations occupy high-opportunity, walkable, well-served areas, some of which were historically home to more diverse populations.¹²²

Parks. Nationally and locally, there is increasing documentation of the link between health, place, and opportunities for recreation.¹²³ Additionally, there has been recent attention on the inequitable allocation of physical activity resources and facilities, particularly in poor, racial and ethnic minority communities, as well as linkages to increased obesity patterns in those communities.¹²⁴ Together, these highlight the importance of the availability of local recreation facilities as an intervention measure to support the health of low income populations and communities of color.

Specific to King County, increasing inequity in the types of parks available to residents who are low-income, persons of color or have limited English proficiency was highlighted in the 2015 King County Determinants of Equity report.¹²⁵ Disparities in

¹²¹ Data from the American Community Survey, as quoted in Performance Strategy and Budget web page http://www.kingcounty.gov/exec/PSB/BenchmarkProgram/AffordableHousing/AH25_HomeOwnershipRate.aspx

¹²² Data from the University of Washington Seattle Civil rights and Labor History Project http://depts.washington.edu/civilr/maps_neighborhoods.htm

¹²³ Disparities in Physical Activity and Sedentary Behaviors among US Children and Adolescents, Journal of Public Health Policy 2009 30, S309–S334. doi:10.1057/jphp.2008.46; American Journal of Public Health, Sept. 2006 <http://ajph.aphapublications.org/doi/full/10.2105/AJPH.2005.065573>

¹²⁴ Environmental Injustices: Research and Action to Reduce Obesity Disparities, American Public Health Association <http://apha.org/policies-and-advocacy/public-health-policy-statements/policy-database/2014/07/21/09/31/environmental-injustices-research-and-action-to-reduce-obesity-disparities>

¹²⁵ http://www.kingcounty.gov/elected/executive/~/_media/4FF27039534048F9BC15B2A0FFDDE881.ashx?la=en

adolescent obesity rates in these King County communities has also been documented.¹²⁶

As noted above, a proposed change in Chapter 7 of the transmitted 2016 KCCP would remove an existing policy, P-121, which required consideration of ESJ in the relationship of parks facilities and health outcomes. The Council may wish to consider whether this proposed change meets the Council's policy goals.

Technical Appendix B Housing

Technical Appendix B provides information that is required by the Growth Management Act, including a summary of demographic and household income trends; housing development trends; characteristics and use of the housing stock; and housing need and affordability, including information about homelessness, rental housing affordability trends, housing ownership trends, and resources for affordable housing.

What's new in the transmitted 2016 KCCP?

Technical corrections. The transmitted 2016 KCCP proposes a variety of technical corrections to the appendix and updates to reflect current data and adopted plans.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

No issues identified.

ATTACHMENTS

1. Proposed Ordinance 2016-0155
2. 2016 KCCP Schedule
3. Frequently Used Acronyms
4. Scoping Motion (Motion 14351)
5. Executive provided materials regarding annexations
6. Executive provided materials regarding Equity and Social Justice
7. Comprehensive Plan Comments, updated as of May 11, 2016

¹²⁶ Communities Count—Social and Health Indicators Across King County
<http://www.communitiescount.org/index.php?page=obesity-overweight>

LINKS

All components of the proposed 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

These components include:

- Proposed Ordinance 2016-0155
- 2016 KCCP
- Land Use and Zoning Changes
- Appendix A: Capital Facilities
- Appendix B: Housing
- Appendix C: Transportation
- Appendix C1: Transportation Needs Report
- Appendix C2: Regional Trails Needs Report
- Appendix D: Growth Targets and the Urban Growth Area
- Appendix R: Public Outreach for Development of KCCP
- Attachment: Skyway-West Hill Action Plan
- Attachment: Area Zoning Studies
- Attachment: Development Code Studies
- Attachment: Policy Amendment Analysis Matrix
- Attachment: Public Participation Report

INVITED

- Ivan Miller, KCCP Manager, Performance, Strategy and Budget



Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

March 11, 2016

Ordinance

Proposed No. 2016-0155.1

Sponsors Dembowski

1 AN ORDINANCE relating to comprehensive planning and
2 permitting; amending Ordinance 8421, Section 3, as
3 amended, and K.C.C. 14.56.020, Ordinance 8421, Section
4 4, as amended, and K.C.C. 14.56.030, and Ordinance
5 13147, Section 19, amended, and K.C.C. 20.18.030,
6 Ordinance 10870, Section 330, as amended, and K.C.C.
7 21A.08.030, Ordinance 10870, Section 332, as amended,
8 and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as
9 amended, and K.C.C. 21A.08.060, Ordinance 10870,
10 Section 334, as amended, and K.C.C. 21A.08.070,
11 Ordinance 10870, Section 335, as amended, and K.C.C.
12 21A.08.080, Ordinance 10870, Section 336, as amended,
13 and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as
14 amended, and K.C.C. 21A.08.100, Ordinance 13274,
15 Section 4, as amended, and K.C.C. 21A.37.020, Ordinance
16 13733, Section 10, as amended, and K.C.C. 21A.37.110,
17 adding new sections to K.C.C. chapter 21A.06, adding new
18 sections to K.C.C. chapter 21A.42, decodifying K.C.C.
19 20.54.010 and repealing Ordinance 8421, Section 2, and

K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C.
20.54.020, Ordinance 3064, Section 3, as amended, and
K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended,
and K.C.C. 20.54.040, Ordinance 3064, Section 5, and
K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended,
and K.C.C. 20.54.060, Ordinance 3064, Section 7, as
amended, and K.C.C. 20.54.070, Ordinance 3064, Section
8, as amended, and K.C.C. 20.54.080, Ordinance 3064,
Section 9, as amended, and K.C.C. 20.54.090, Ordinance
3064, Section 10, as amended, and K.C.C. 20.54.100,
Ordinance 3064, Section 11, as amended, and K.C.C.
20.54.110, Ordinance 3064, Section 12, and K.C.C.
20.54.120, Ordinance 3064, Section 13, and K.C.C.
20.54.130 and Ordinance 7889, Section 4, as amended, and
K.C.C. 26.08.010

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings: For the purposes of effective land use planning and
regulation, the King County council makes the following legislative findings:

A. King County adopted the King County Comprehensive Plan 2012 to meet the
requirements of the Washington State Growth Management Act ("the GMA");

B. The 2012 King County Comprehensive Plan, adopted by King County
Ordinance 17485, satisfied the GMA requirement for the county to update its
comprehensive plan by June 30, 2015;

43 C. In 2013 and 2014, King County adopted narrow amendments to the King
44 County Comprehensive Plan 2012;

45 D. The King County Code authorizes a review of the Comprehensive Plan and
46 allows substantive amendments to the Comprehensive Plan once every four years. The
47 King County Comprehensive Plan 2016 amendments are the fifth major review of the
48 Comprehensive Plan;

49 E. The GMA requires that King County adopt development regulations to be
50 consistent with and implement the Comprehensive Plan;

51 F. The changes to zoning contained in this ordinance are needed to maintain
52 conformity with the King County Comprehensive Plan, as required by the GMA. As
53 such, they bear a substantial relationship to, and are necessary for, the public health,
54 safety and general welfare of King County and its residents; and

55 G. King County engages in a comprehensive review of its Comprehensive Plan
56 and development regulations every four years. This ordinance constitutes the conclusion
57 of the county's review process. The 2016 King County Comprehensive Plan and King
58 County's development are intended to satisfy the requirements of the GMA.

59 SECTION 2. A. King County completed its fifth comprehensive four-cycle
60 review of the Comprehensive Plan in 2016. As a result of the review, King County
61 amended the King Comprehensive Plan 2012 through passage of the King County
62 Comprehensive Plan 2016.

63 B. The amendments to the King County Comprehensive Plan 2012 contained in
64 Attachments A, B, C, D, E, F, G, H, I and J to this ordinance are hereby adopted as
65 amendments to the King County Comprehensive Plan 2012.

66 C. Attachments A and B to this ordinance amend policies, text and maps of the
67 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
68 use and zoning amendments contained in Attachments A and B to this ordinance are
69 hereby adopted as the official land use and zoning controls for those portions of
70 unincorporated King County defined in Attachments A and B to this ordinance.

71 D. Attachment C to this ordinance contains Technical Appendix A (Capital
72 Facilities).

73 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

74 F. Attachment E to this ordinance contains Technical Appendix C
75 (Transportation).

76 G. Attachment F to this ordinance contains Technical Appendix C.1
77 (Transportation Needs Report).

78 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
79 Trails Needs Report).

80 I. Attachment H. to this ordinance contains Technical Appendix D (Growth
81 Targets and Urban Growth Area).

82 J. Attachment I to this report contains Technical Appendix R (Summary of Public
83 Outreach for Development of the 2016 KCCP Update.)

84 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

85 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
86 repealed.

87 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
88 each hereby amended to read as follows:

89 There is established a ~~((non-motorized vehicle))~~ nonmotorized transportation
90 program ~~((to meet the following goals and objectives:~~

91 ~~A. To identify and document the needs of non-motorized transportation in King~~
92 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

93 ~~B. To determine ways that the existing county transportation network, including~~
94 ~~transit, can be made more responsive to the needs of non-motorized users)).~~ The program
95 shall consist of the nonmotorized policies in the King County Comprehensive Plan and
96 the respective functional plans of the responsible county agencies, nonmotorized project
97 needs contained in agency capital improvement programs and operational activities that:

98 A. Identify and document the nonmotorized transportation needs in the county
99 for bicyclists, pedestrians, equestrians and special populations such as school children or
100 people with limited mobility and wheelchair users;

101 B. Determine ways that nonmotorized transportation can be integrated into the
102 current and future county transportation network and services, including transit;

103 ~~C. ((To-i))~~Inform and educate the public on issues relating to ((non-motorized))
104 nonmotorized transportation, including compliance with traffic laws; and

105 ~~D. ((To institute the consideration of non-motorized transportation in all related~~
106 ~~county-funded))~~ Consider nonmotorized transportation safety and other needs in all
107 related county programs, and ((to)) encourage the same consideration on an interlocal and
108 regional basis((;

109 ~~E. To improve non-motorized transport users and motorists compliance with~~
110 ~~traffic laws; and~~

111 ~~F. To guide development of a county functional plan for non-motorized~~
112 ~~transportation, to implement the adopted policies established in the county~~
113 ~~comprehensive plan, the county transportation plan, and current programs within county~~
114 ~~government)).~~

115 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
116 each hereby amended to read as follows:

117 The department of transportation shall ~~((carry out the following duties and~~
118 ~~responsibilities))~~:

119 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
120 program in coordination with other county departments;

121 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
122 advisory committee; and

123 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
124 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~
125 ~~motorized))~~ nonmotorized modes of transportation.

126 SECTION 6. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
127 hereby amended to read as follows:

128 A. The King County Comprehensive Plan shall be amended in accordance with
129 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
130 participation program whereby amendments are considered by the council no more
131 frequently than once a year as part of the amendment cycle established in this chapter,
132 except that the council may consider amendments more frequently to address:

133 1. Emergencies;

134 2. An appeal of the plan filed with the Central Puget Sound Growth
135 Management Hearings Board or with the court;

136 3. The initial adoption of a subarea plan, which may amend the urban growth
137 area boundary only to redesignate land within a joint planning area;

138 4. An amendment of the capital facilities element of the Comprehensive Plan
139 that occurs in conjunction with the adoption of the county budget under K.C.C.
140 4A.100.010; or

141 5. The adoption or amendment of a shoreline master program under chapter
142 90.58 RCW.

143 B. Every year the Comprehensive Plan may be amended to address technical
144 updates and corrections, and to consider amendments that do not require substantive
145 changes to policy language, changes to the priority areas map, or changes to the urban
146 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.
147 This review may be referred to as the annual cycle. The Comprehensive Plan, including
148 subarea plans, may be amended in the annual cycle only to consider the following:

- 149 1. Technical amendments to policy, text, maps or shoreline designations;
150 2. The annual capital improvement plan;
151 3. The transportation needs report;
152 4. School capital facility plans;
153 5. ~~((A mining site conversion demonstration project. The demonstration project~~
154 ~~shall evaluate and address:~~
155 ~~a. potential options for the use of a reclaimed mine site, including the~~
156 ~~feasibility of residential use and/or long term forestry on the demonstration project site;~~

157 ~~b. the impacts to carbon sequestration as a result of reforestation, and for~~
158 ~~residential use, the impacts to carbon sequestration when implementing modified~~
159 ~~standards for lot clustering or transfer of development rights;~~

160 ~~c. the need for a site design that compatibly integrates any proposed residential~~
161 ~~development on the demonstration project site with uses occurring on the adjacent rural~~
162 ~~or forest production district lands, especially if the proposed residential development~~
163 ~~utilizes modified standards for lot clustering and/or transfer of development rights;~~

164 ~~d. the levels and standards for reclamation of mining sites that are appropriate~~
165 ~~to their use either for long term forestry and/or for residential development; and~~

166 ~~e. the need to ensure that the demonstration project provides an overall public~~
167 ~~benefit by providing permanent protection, as designated park or open space, of lands in~~
168 ~~the vicinity of the demonstration project site that form the headwaters of critical, high-~~
169 ~~valued habitat areas; or that remove the development potential from nonconforming legal~~
170 ~~parcels in the forest production district; or that provide linkages with other forest~~
171 ~~production district lands;~~

172 6.)) Changes required by existing Comprehensive Plan policies;

173 ((7.)) 6. Changes to the technical appendices and any amendments required
174 thereby;

175 ((8.)) 7. Comprehensive updates of subarea plans initiated by motion;

176 ((9.)) 8. Changes required by amendments to the countywide planning policies
177 or state law;

178 ((10.)) 9. Redesignation proposals under the four-to-one program as provided
179 for in this chapter;

180 ~~((44.))~~ 10. Amendments necessary for the conservation of threatened and
181 endangered species; ~~((and))~~

182 ~~((42.))~~ 11. Site-specific ~~((comprehensive))~~ land use map amendments that do
183 not require substantive change to comprehensive plan policy language and that do not
184 alter the urban growth area boundary, except to correct mapping errors ;

185 12. Amendments resulting from subarea studies required by comprehensive plan
186 policy that do not require substantive change to comprehensive plan policy language and
187 that do not alter the urban growth area boundary, except to correct mapping errors; and

188 13. Changes required to implement-a study regarding the provision of
189 wastewater services to a Rural Town. Such amendments shall be limited to policy
190 amendments and adjustment to the boundaries of the Rural Town as needed to implement
191 the preferred option identified in the study.

192 C. Every fourth year beginning in 2000, the county shall complete a
193 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
194 to ensure continued compliance with the GMA. This review may provide for a
195 cumulative analysis of the twenty-year plan based upon official population growth
196 forecasts, benchmarks and other relevant data in order to consider substantive changes to
197 policy language and changes to the urban growth area ("UGA"). This comprehensive
198 review shall begin one year in advance of the transmittal and may be referred to as the
199 four-year cycle. The urban growth area boundaries shall be reviewed in the context of
200 the four-year cycle and in accordance with countywide planning policy ~~((FW))~~G-1 and
201 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
202 are not being achieved as evidenced by official population growth forecasts, benchmarks,

trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

D. The executive shall seek public comment on the comprehensive plan and any proposed comprehensive plan amendments in accordance with the procedures in K.C.C. 20.18.160 before making a recommendation, in addition to conducting the public review and comment procedures required by SEPA. The public shall be afforded at least one official opportunity to record public comment before to the transmittal of a recommendation by the executive to the council. County-sponsored councils and commissions may submit written position statements that shall be considered by the executive before transmittal and by the council before adoption, if they are received in a timely manner. The executive's recommendations for changes to policies, text and maps shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of their financial costs and public benefits, any of which may be included in environmental review documents. Proposed amendments to the Comprehensive Plan shall be accompanied by any development regulations or amendments to development regulations, including area zoning, necessary to implement the proposed amendments.

SECTION 7. K.C.C. 20.54.010 is each hereby decodified.

225 SECTION 8. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
226 repealed.

227 SECTION 9. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are
228 each hereby repealed.

229 SECTION 10. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are
230 each hereby repealed.

231 SECTION 11. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby
232 repealed.

233 SECTION 12. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are
234 each hereby repealed.

235 SECTION 13. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are
236 each hereby repealed.

237 SECTION 14. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are
238 each hereby repealed.

239 SECTION 15. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are
240 each hereby repealed.

241 SECTION 16. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
242 are each hereby repealed.

243 SECTION 17. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
244 are each hereby repealed.

245 SECTION 18. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
246 hereby repealed.

247 SECTION 19. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
248 hereby repealed.

249 NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter
250 21A.06 a new section to read as follows:

251 Agriculture: the use of land for commercial purposes for either the raising of
252 crops or livestock or the production of agricultural products, or both.

253 NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter
254 21A.06 a new section to read as follows:

255 Agricultural activities: those agricultural uses and practices that pertain directly
256 to the commercial production of agricultural products, including, but not limited to:

257 A. Tilling, discing, planting, seeding, fertilization, composting and other soil
258 amendments and harvesting;

259 B. Grazing, animal mortality management and on-site animal waste storage,
260 disposal and processing;

261 C. Soil conservation practices including dust control, rotating and changing
262 agricultural crops and allowing agricultural lands to lie fallow under local, state or federal
263 conservation programs;

264 D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems
265 canals and flood control facilities;

266 E. Normal maintenance, operation and repair of existing serviceable equipment,
267 structures, facilities or improved areas, including, but not limited to, fencing, farm access
268 roads and parking; and

269 F. Processing, promotion, sale, storage, packaging and distribution.

270 NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter
271 21A.06 a new section to read as follows:

272 Agricultural products: products that include, but are not limited to:

273 A. Horticultural, viticultural, floricultural and apiary products;

274 B. Livestock and livestock products;

275 C. Animal products including, but not limited to, upland finfish, dairy products,
276 meat, poultry and eggs;

277 D. Feed or forage for livestock;

278 E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as
279 crops and harvested within fifteen years of planting; and

280 F. Turf, sod, seed and related products.

281 NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter
282 21A.06 a new section to read as follows:

283 Agricultural support services: any activity that is directly related to agriculture
284 and directly dependent upon agriculture for its existence but is undertaken on lands that
285 are not predominately in agricultural use.

286 NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter
287 21A.06 a new section to read as follows:

288 Farm: the land, buildings equipment and infrastructure used in the raising and
 289 production of agricultural products for commercial sales.

290 NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter
 291 21A.06 a new section to read as follows:

292 Farm residence: a single detached dwelling unit that serves as the primary
 293 residence for a farm.

294 SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.
 295 21A.08.030 are each hereby amended to read as follows:

296 A. Residential land uses.

KEY		RESOURCE				R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use		Z	A	F	M	R	*	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use			G	O	I	U	U	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use			R	R	N	R	R	S	B	S	I	S	M	S	G	S	F	D	
			O	I	E	E	A	B	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	A	R	N	D	H	N	U	N	O	N	C	S	
			E	U	T	A		N	V		E	B	E	N	E	N	E	E	T
			L			L	A		E		N	O	S	I	S	A	S		R
			T				R				T	R	S	T	S	L	S		I
		E	U			E				I	H		Y					A	
			R			A				A	O							L	
										L	O								
											D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48		NB	CB	RB	O					I	
	DWELLING UNITS, TYPES:																		
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12		P15									
*	Townhouse				C4	C4	P11 C12	P		P3	P3	P3	P3						
*	Apartment				C4	C4	P5 C5	P		P3	P3	P3	P3						
*	Mobile Home Park				S13		C8	P											

*	Cottage Housing						P15						
	GROUP RESIDENCES:												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:												
*	Residential Accessory Uses	P7 ((P17))	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	((P18)) <u>P17</u>	((P18)) <u>P17</u>		((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	
*	Home Industry	C			C	C	C						
	TEMPORARY LODGING:												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

297 B. Development conditions.

298 1. Except bed and breakfast guesthouses.

299 2. In the forest production district, the following conditions apply:

300 a. Site disturbance associated with development of any new residence shall be
301 limited to three acres. Site disturbance shall mean all land alterations including, but not
302 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
303 disposal systems and driveways. Additional site disturbance for agriculture, including

304 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be
305 approved only if a farm management plan is prepared in accordance with K.C.C. chapter
306 21A.30. Animal densities shall be based on the area devoted to animal care and not the
307 total area of the lot;

308 b. A forest management plan shall be required for any new residence in the
309 forest production district, that shall be reviewed and approved by the King County
310 department of natural resources and parks before building permit issuance; and

311 c. The forest management plan shall incorporate a fire protection element that
312 includes fire safety best management practices developed by the department.

313 3. Only as part of a mixed use development subject to the conditions of K.C.C.
314 chapter 21A.14, except that in the NB zone on properties with a land use designation of
315 commercial outside of center (CO) in the urban areas, stand-alone townhouse
316 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and
317 21A.14.180.

318 4. Only in a building listed on the National Register as an historic site or
319 designated as a King County landmark subject to K.C.C. 21A.32.

320 5.a. In the R-1 zone, apartment units are permitted, if:

321 (1) At least fifty percent of the site is constrained by unbuildable critical
322 areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes
323 wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and

324 (2) The density does not exceed a density of eighteen units per acre of net
325 buildable area.

326 b. In the R-4 through R-8 zones, apartment units are permitted if the density
327 does not exceed a density of eighteen units per acre of net buildable area.

328 c. If the proposal will exceed base density for the zone in which it is proposed,
329 a conditional use permit is required.

330 6. Only as accessory to a school, college, university or church.

331 7.a. Accessory dwelling units:

332 (1) Only one accessory dwelling per primary single detached dwelling unit;

333 (2) Only in the same building as the primary dwelling unit on:

334 (a) an urban lot that is less than five thousand square feet in area;

335 (b) except as otherwise provided in subsection B.7.a.(5) of this section, a
336 rural lot that is less than the minimum lot size; or

337 (c) a lot containing more than one primary dwelling;

338 (3) The primary dwelling unit or the accessory dwelling unit shall be owner
339 occupied;

340 (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,
341 one of the dwelling units shall not exceed one thousand square feet of heated floor area
342 except when one of the dwelling units is wholly contained within a basement or attic; and

343 (b) When the primary and accessory dwelling units are located in the same
344 building, or in multiple buildings connected by a breezeway or other structure, only one
345 entrance may be located on each street;

346 (5) On a site zoned RA:

347 (a) If one transferable development right is purchased from the rural area
348 under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum
349 floor area up to one thousand five hundred square feet; and

350 (b) If one transferable development right is purchased from the rural area
351 under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5
352 zoned lot that is at least two and one-half acres and less than three and three-quarters
353 acres;

354 (6) One additional off-street parking space shall be provided;

355 (7) The accessory dwelling unit shall be converted to another permitted use or
356 shall be removed if one of the dwelling units ceases to be owner occupied; and

357 (8) An applicant seeking to build an accessory dwelling unit shall file a notice
358 approved by the department of executive services, records and licensing services
359 division, that identifies the dwelling unit as accessory. The notice shall run with the land.
360 The applicant shall submit proof that the notice was filed before the department shall
361 approve any permit for the construction of the accessory dwelling unit. The required
362 contents and form of the notice shall be set forth in administrative rules. If an accessory
363 dwelling unit in a detached building in the rural zone is subsequently converted to a
364 primary unit on a separate lot, neither the original lot nor the new lot may have an
365 additional detached accessory dwelling unit constructed unless the lot is at least twice the
366 minimum lot area required in the zone; and

367 (9) Accessory dwelling units and accessory living quarters are not allowed in
368 the F zone.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as accessory to the permanent residence of the operator, and:

a. Serving meals shall be limited to paying guests; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

10. Only if part of a mixed use development, and subject to the conditions of subsection B.9. of this section.

11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for

multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.

13. No new mobile home parks are allowed in a rural zone.

14.a. Limited to domestic violence shelter facilities.

b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.

15. Only in the R4-R8 zones limited to:

a. developments no larger than one acre;

b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;

c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and

d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15. The development for a detached single-family residence shall be consistent with the following:

a. The lot must have legally existed before March 1, 2005;

b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and

c. The standards of this title for the RA-5 zone shall apply.

414 17. (~~Housing for agricultural employees who are employed by the owner or~~
415 ~~operator of the site year round as follows:~~

416 a. ~~Not more than:~~

417 (1) ~~One agricultural employee dwelling unit on a site under twenty acres;~~
418 (2) ~~Two agricultural employee dwelling units on a site between twenty acres~~
419 ~~and fifty acres;~~

420 (3) ~~Three agricultural employee dwelling units on a site greater than fifty~~
421 ~~acres and less than one hundred acres; and~~

422 (4) ~~On sites one hundred acres and larger one additional agricultural~~
423 ~~employee dwelling unit for each additional one hundred acres;~~

424 b. ~~The primary use of the site shall be agricultural in SIC Industry Group No.~~
425 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~
426 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~
427 ~~agricultural employee dwelling units shall be removed;~~

428 c. ~~The applicant shall file with the department of executive services, records~~
429 ~~and licensing services division, a notice approved by the department that identifies the~~
430 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~
431 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~
432 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
433 ~~proof that the notice was filed with the department of executive services, records and~~
434 ~~licensing services division, before the department approves any permit for the~~
435 ~~construction of agricultural employee dwelling units;~~

436 ~~d. An agricultural employee dwelling unit shall not exceed a floor area of one~~
 437 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~
 438 ~~employees;~~

439 ~~e. One off street parking space shall be provided for each agricultural~~
 440 ~~employee dwelling unit; and~~

441 ~~f. The agricultural employee dwelling units shall be constructed in compliance~~
 442 ~~with K.C.C. Title 16.~~

443 18.)) Allowed if consistent with K.C.C. chapter 21A.30.

444 SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.

445 21A.08.050 are each hereby amended to read as follows:

446 A. General services land uses.

KEY		Z O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
		I	E	E	A	A E	A	I	G I	M I	I I	I	U	
		C	S	R	L	N R	N	D	H N	U N	O N	C	S	
		U	T	A		V		E	B E	N E	N E	E	T	
		L		L	A	E		N	O S	I S	A S		R	
		T			R			T	R S	T S	L S		I	
		U			E			I	H	Y			A	
		R			A			A	O				L	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	N B	CB	RB	O	I	
	PERSONAL SERVICES:													
72	General Personal Service						C25 ((€37))	C25 ((€37))	P	P	P	P3	P 3	

							C36	C36					
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P2 4	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P1 0	P10	P10		P
753	Automotive Repair (1)								P1 1	P	P		P
754	Automotive Service								P1 1	P	P		P
76	Miscellaneous Repair	((P33)			P32 ((P33))	P32	P32	P32	P3 2	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	
0752	Animal specialty services				C P34 P35 ((P36))	C			P	P	P	P	P
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Commercial Kennel or Commercial Cattery	P42			C43	C43				C43	P43		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling				P21	P21	P21	P21	P2	P22	P	P21	P

	Facility							2				
*	Dog training facility	((C34)) C33			((C34)) C33	((C34)) C33			P	P	P	P
	HEALTH SERVICES:											
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a ((C37)) C36	P12 C13a ((C37)) C36	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P	
806	Hospital						C13a	C13a		P	P	C
807	Medical/Dental Lab									P	P	P
808-09	Miscellaneous Health									P	P	P
	EDUCATION SERVICES:											
*	Elementary School				P38 P39 ((P40))	P	P	P		P16 ((P40)) P39	P16 ((P40)) P39	P16 ((P40)) P39
*	Middle/Junior High School				((P40) C39)) P39 C38 and 31	P	P	P		P16 ((C40)) C39	P16 ((C40)) C39	P16 ((C40)) C39
*	Secondary or High School				((C39) C38 and 31 ((C44) C40 and 31	P26	P26	P26		P16 C15	P16 C15	P16
*	Vocational School					P13a C	P13a C	P13a C			P15	P17
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17
*	School District Support					P23 C	P23 C	P23 C	C1	P15	P15	P15

	Facility								5				15
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
REFERENCES:		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter											
		21A.06.											

- 447 B. Development conditions.
- 448 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 449 use table.
- 450 2. Except SIC Industry Group Nos.:
- 451 a. 835-Day Care Services, and
- 452 b. Community residential facilities.
- 453 3. Limited to SIC Industry Group and Industry Nos.:
- 454 a. 723-Beauty Shops;
- 455 b. 724-Barber Shops;
- 456 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 457 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 458 e. 217-Carpet and Upholstery Cleaning.
- 459 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 460 property is located within a designated unincorporated Rural Town.
- 461 5. Structures shall maintain a minimum distance of one hundred feet from
- 462 property lines adjoining rural area and residential zones.
- 463 6. Only as accessory to residential use, and:
- 464 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 465 with no openings except for gates, and have a minimum height of six feet; and

466 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
467 from property lines adjoining rural area and residential zones.

468 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
469 21A.08.060.A.

470 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
471 or an accessory use to a school, church, park, sport club or public housing administered
472 by a public agency, and:

473 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
474 with no openings except for gates and have a minimum height of six feet;

475 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
476 from property lines adjoining rural area and residential zones;

477 c. Direct access to a developed arterial street shall be required in any
478 residential zone; and

479 d. Hours of operation may be restricted to assure compatibility with
480 surrounding development.

481 9. As a home occupation only, but the square footage limitations in K.C.C.
482 chapter 21A.30 for home occupations apply only to the office space for the veterinary
483 clinic, and:

484 a. Boarding or overnight stay of animals is allowed only on sites of five acres
485 or more;

486 b. No burning of refuse or dead animals is allowed;

487 c. The portion of the building or structure in which animals are kept or treated
488 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be

489 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
490 concrete or other impervious material; and

491 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

492 10.a. No burning of refuse or dead animals is allowed;

493 b. The portion of the building or structure in which animals are kept or treated
494 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
495 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
496 concrete or other impervious material; and

497 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

498 11. The repair work or service shall only be performed in an enclosed building,
499 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
500 Repair Shops and Paint Shops is not allowed.

501 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
502 Before filing an application with the department, the applicant shall hold a community
503 meeting in accordance with K.C.C. 20.20.035.

504 13.a. Except as otherwise provided in subsection B.13.b. of this ~~((sub))~~section,
505 only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

506 b. Allowed for a social service agency on a site in the NB zone that serves
507 transitional or low-income housing located within three hundred feet of the site on which
508 the social service agency is located.

509 c. Before filing an application with the department, the applicant shall hold a
510 community meeting in accordance with K.C.C. 20.20.035.

511 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not
512 exceed twenty thousand square feet, but stabling areas, whether attached or detached,
513 shall not be counted in this calculation.

514 15. If located outside of the urban growth area, limited to projects that are of a
515 size and scale designed to primarily serve the rural area and shall be located within a rural
516 town.

517 16. If located outside of the urban growth area, shall be designed to primarily
518 serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12
519 schools with no more than one hundred students.

520 17. All instruction must be within an enclosed structure.

521 18. Limited to resource management education programs.

522 19. Only as accessory to residential use, and:

523 a. Students shall be limited to twelve per one-hour session;

524 b. Except as provided in ((subsection)) B.19.c. of this ((sub))section, all
525 instruction must be within an enclosed structure;

526 c. Outdoor instruction may be allowed on properties at least two and one-half
527 acres in size. Any outdoor activity must comply with the requirements for setbacks in
528 K.C.C. chapter 21A.12; and

529 d. Structures used for the school shall maintain a distance of twenty-five feet
530 from property lines adjoining rural area and residential zones.

531 20. Subject to the following:

532 a. Structures used for the school and accessory uses shall maintain a minimum
533 distance of twenty-five feet from property lines adjoining residential zones;

b. On lots over two and one-half acres:

(1) Retail sale of items related to the instructional courses is permitted, if total

floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand square feet and is located in the same structure as the

school; and

(3) Other incidental student-supporting uses are allowed, if such uses are

found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned any

one or more of UR, R-1 and R-4:

(1) Retail sale of items related to the instructional courses is permitted,

provided total floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand seven hundred fifty square feet and is located in the same

structure as the school;

(3) Other incidental student-supporting uses are allowed, if the uses are found

to be functionally related, subordinate, compatible with and incidental to the principal

use;

(4) The use shall be integrated with allowable agricultural uses on the site;

(5) Advertised special events shall comply with the temporary use

requirements of this chapter; and

557 (6) Existing structures that are damaged or destroyed by fire or natural event,
558 if damaged by more than fifty percent of their prior value, may reconstruct and expand an
559 additional sixty-five percent of the original floor area but need not be approved as a
560 conditional use if their use otherwise complies with the development condition in
561 subsection B.20.c. of this section and this title.

562 21. Limited to:

563 a. drop box facilities accessory to a public or community use such as a school,
564 fire station or community center; or

565 b. in the RA zone, a facility accessory to a retail nursery, garden center and
566 farm supply store that accepts earth materials, vegetation, organic waste, construction and
567 demolition materials or source separated organic materials, if:

568 (1) the site is five acres or greater;

569 (2) all material is deposited into covered containers or onto covered
570 impervious areas;

571 (3) the facility and any driveways or other access to the facility maintain a
572 setback of at least twenty five feet from adjacent properties;

573 (4) the total area of the containers and covered impervious area is ten
574 thousand square feet or less;

575 (5) ten feet of type II landscaping is provided between the facility and
576 adjacent properties;

577 (6) no processing of the material is conducted on site; and

578 (7) access to the facility is not from a local access street.

579 22. With the exception of drop box facilities for the collection and temporary
580 storage of recyclable materials, all processing and storage of material shall be within
581 enclosed buildings. Yard waste processing is not permitted.

582 23. Only if adjacent to an existing or proposed school.

583 24. Limited to columbariums accessory to a church, but required landscaping
584 and parking shall not be reduced.

585 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
586 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

587 26.a. New high schools permitted in the rural and the urban residential and
588 urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.

589 b. Renovation, expansion, modernization, or reconstruction of a school, or the
590 addition of relocatable facilities, is permitted.

591 27. Limited to projects that do not require or result in an expansion of sewer
592 service outside the urban growth area. In addition, such use shall not be permitted in the
593 RA-20 zone.

594 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
595 21A.32 or as a joint use of an existing public school facility.

596 29. All studio use must be within an enclosed structure.

597 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
598 rural area and residential zones, any other adult use facility, school, licensed daycare
599 centers, parks, community centers, public libraries or churches that conduct religious or
600 educational classes for minors.

601 31. Subject to review and approval of conditions to comply with trail corridor
602 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

603 32. Limited to repair of sports and recreation equipment:

604 a. as accessory to a recreation or multiuse park in the urban growth area; or

605 b. as accessory to a park and limited to a total floor area of seven hundred fifty
606 square feet.

607 33. ~~((Accessory to agricultural or forestry uses provided:~~

608 a. ~~the repair of tools and machinery is limited to those necessary for the~~
609 ~~operation of a farm or forest.~~

610 b. ~~the lot is at least five acres.~~

611 c. ~~the size of the total repair use is limited to one percent of the lot size up to a~~
612 ~~maximum of five thousand square feet unless located in a farm structure, including but~~
613 ~~not limited to barns, existing as of December 31, 2003.~~

614 34.)) Subject to the following:

615 a. the lot is at least five acres;

616 b. in the A zones, area used for dog training shall be located on portions of
617 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
618 the already developed portion of such agricultural lands that are not available for direct
619 agricultural production or areas without prime agricultural soils;

620 c. structures and areas used for dog training shall maintain a minimum distance
621 of seventy-five feet from property lines; and

622 d. all training activities shall be conducted within fenced areas or in indoor
623 facilities. Fences must be sufficient to contain the dogs.

- 624 (~~(35.)~~) 34. Limited to animal rescue shelters and provided that:
- 625 a. the property shall be at least four acres;
- 626 b. buildings used to house rescued animals shall be no less than fifty feet from
- 627 property lines;
- 628 c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 629 property lines and shall be fenced in a manner sufficient to contain the animals;
- 630 d. the facility shall be operated by a nonprofit organization registered under the
- 631 Internal Revenue Code as a 501(c)(3) organization; and
- 632 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 633 and no later than 7 p.m.
- 634 (~~(36.)~~) 35. Limited to kennel-free dog boarding and daycare facilities, and:
- 635 a. the property shall be at least four and one-half acres;
- 636 b. buildings housing dogs shall be no less than seventy-five feet from property
- 637 lines;
- 638 c. outdoor exercise areas shall be located no less than thirty feet from property
- 639 lines and shall be fenced in a manner sufficient to contain the dogs;
- 640 d. the number of dogs allowed on the property at any one time shall be limited
- 641 to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and
- 642 e. training and grooming are ancillary services that may be provided only to
- 643 dogs staying at the facility; and
- 644 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 645 and no later than 7 p.m.

646 ~~((37.))~~ 36. Not permitted in R-1 and subject to the additional requirements in
647 K.C.C. 21A.12.250.

648 ~~((38.))~~ 37. Driver training is limited to driver training schools licensed under
649 chapter 46.82 RCW.

650 ~~((39.))~~ 38. A school may be located outside of the urban growth area only if
651 allowed under King County Comprehensive Plan policies.

652 ~~((40.))~~ 39. Only as a reuse of an existing public school.

653 ~~((41.))~~ 40. A high school may be allowed as a reuse of an existing public school
654 if allowed under King County Comprehensive Plan policies.

655 ~~((42.))~~ 41. Commercial kennels and commercial catteries in the A zone are
656 subject to the following:

657 a. Only as a home occupation, but the square footage limitations in K.C.C.
658 chapter 21A.30.085 for home occupations apply only to the office space for the
659 commercial kennel or commercial cattery; and

660 b. Subject to K.C.C. 21A.30.020, except:

661 (1) A building or structure used for housing dogs or cats and any outdoor
662 runs shall be set back one hundred and fifty feet from property lines;

663 (2) The portion of the building or structure in which the dogs or cats are kept
664 shall be soundproofed;

665 (3) Impervious surface for the kennel or cattery shall not exceed twelve
666 thousand square feet; and

667 (4) Obedience training classes are not allowed except as provided in
668 subsection ~~((B.34.))~~ B.33. of this section.

669 ~~((43.))~~ 42. Commercial kennels and commercial catteries are subject to K.C.C.

670 21A.30.020.

671 SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.

672 21A.08.060 are each hereby amended to read as follows:

673 A Government/business services land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U R		N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R E		E U	O U	E U	F	N
S-Special Use		R	R	N	R	B S	B S		I S	M S	G S	F	D
		O	I	E	A	A E	A I		G I	M I	I I	I	U
		N	C	S	R	N R	N D		H N	U N	O N	C	S
		E	U	T	A		V E		B E	N E	N E	E	T
		L		L	A		E N		O S	I S	A S		R
		T			R		T I		R S	T S	L S		I
		U			E		A		H	Y			A
		R			A		L		O				L
		E							D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I
													((30)) <u>29)</u>
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	((P16)) <u>P15</u>
*	Public agency or utility yard				((P27)) <u>P26</u>	((P27)) <u>P26</u>	((P27)) <u>P26</u>	((P27)) <u>P26</u>			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P

9224	Fire Facility				C6 (and 33))	C6	C6	C6	P	P	P	P	P
*	Utility Facility	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28 and 33)) P28 C27	((P29 C28)) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	P	P	P	P	P
*	Commuter Parking Lot				C (33 P19)) P19	C (P19)) P18	C (P1 9)) P18	C (19)) 18	P	P	P	P	((P35) P33
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	((P1 8)) P17	((P18)) P17	((P1 8)) P17	((P1 8)) P17	((P34)) P30	((P34)) P30	((P3 4)) P30	((P34) P30	P
	BUSINESS SERVICES:												
*	Construction and Trade				((P3 4)) P32						P	P9	P
*	Individual Transportation and Taxi									((P25)) P24	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14 P34	((P37)) P34	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	((P1 5 C36) C36)			((P1 5 and 33 C36))	((P15 C36))							P

*	Log Storage	P((+ 5)) <u>25</u>	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service								P	P	P		
48	Communication Offices									P	P		P
482	Telegraph and other Communications								P	P	P		P
*	General Business Service							P	P	P	P		((P16) <u>P15</u>
*	Professional Office							P	P	P	P		((P16) <u>P15</u>
7312	Outdoor Advertising Service									P		((P17) <u>P16</u>	P
735	Miscellaneous Equipment Rental								((P17)) <u>P16</u>	P		((P17) <u>P16</u>	P
751	Automotive Rental and Leasing								P	P			P
752	Automotive Parking							((P20)) <u>P19a</u>	((P20)) <u>P19b</u>	((P2 4)) <u>P20</u>	((P20) <u>P19a</u>		P
*	Off-Street Required Parking Lot				((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	P32)) <u>P31</u>	((P32) <u>P31</u>
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	((P2 2))				((P22)) <u>P21</u>	((P22)) <u>P21</u>	P	P	P

					<u>P21</u>								
*	Helistop					((C23))	((C2	((C2	((C23))	((C23))	((C2	((C2	((C24
						<u>C22</u>	3))	3))	<u>C22</u>	<u>C23</u>	4))	3))))
						<u>C22</u>	<u>C22</u>	<u>C22</u>		<u>C23</u>	<u>C22</u>	<u>C22</u>	<u>C23</u>
GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; CROSS General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 REFERENCES: through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06.													

- 674 B. Development conditions.
- 675 1. Except self-service storage.
- 676 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 677 Educational Research, see general business service/office.
- 678 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility
- 679 subject to K.C.C. chapter 21A.32; or
- 680 b. only when accessory to a fire facility and the office is no greater than one
- 681 thousand five hundred square feet of floor area.
- 682 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 683 21A.32.
- 684 5. New utility office locations only if there is no commercial/industrial zoning
- 685 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
- 686 no feasible alternative location is possible, and provided further that this condition
- 687 applies to the UR zone only if the property is located within a designated unincorporated
- 688 Rural Town.
- 689 6.a. All buildings and structures shall maintain a minimum distance of twenty
- 690 feet from property lines adjoining rural area and residential zones;
- 691 b. Any buildings from which fire-fighting equipment emerges onto a street
- 692 shall maintain a distance of thirty-five feet from such street;

- 693 c. No outdoor storage; and
- 694 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
- 695 feasible alternative location is possible.
- 696 7. Limited to storefront police offices. Such offices shall not have:
- 697 a. holding cells;
- 698 b. suspect interview rooms (except in the NB zone); or
- 699 c. long-term storage of stolen properties.
- 700 8. Private stormwater management facilities serving development proposals
- 701 located on commercial/industrial zoned lands shall also be located on
- 702 commercial/industrial lands, unless participating in an approved shared facility drainage
- 703 plan. Such facilities serving development within an area designated urban in the King
- 704 County Comprehensive Plan shall only be located in the urban area.
- 705 9. No outdoor storage of materials.
- 706 10. Limited to office uses.
- 707 11. Limited to self-service household moving truck or trailer rental accessory to
- 708 a gasoline service station.
- 709 12. Limited to self-service household moving truck or trailer rental accessory to
- 710 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 711 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 712 14. Accessory to an apartment development of at least twelve units provided:
- 713 a. The gross floor area in self service storage shall not exceed the total gross
- 714 floor area of the apartment dwellings on the site;

- 715 b. All outdoor lights shall be deflected, shaded and focused away from all
716 adjoining property;
- 717 c. The use of the facility shall be limited to dead storage of household goods;
- 718 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
719 similar equipment;
- 720 e. No outdoor storage or storage of flammable liquids, highly combustible or
721 explosive materials or hazardous chemicals;
- 722 f. No residential occupancy of the storage units;
- 723 g. No business activity other than the rental of storage units; and
- 724 h. A resident director shall be required on the site and shall be responsible for
725 maintaining the operation of the facility in conformance with the conditions of approval.
- 726 i. Before filing an application with the department, the applicant shall hold a
727 community meeting in accordance with K.C.C. 20.20.035.

728 ~~15.((a. The floor area devoted to warehousing, refrigeration or storage shall not~~
729 ~~exceed two thousand square feet;~~

730 ~~b. Structures and areas used for warehousing, refrigeration and storage shall~~
731 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
732 ~~and residential zones; and~~

733 ~~c. Warehousing, refrigeration and storage is limited to agricultural products~~
734 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~
735 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~
736 ~~the source of products to be included in the warehousing, refrigeration or storage.~~

737 ~~16.))~~ Only as an accessory use to another permitted use.

738 ~~((17.))~~ 16. No outdoor storage.

739 ~~((18.))~~ 17. Only as an accessory use to a public agency or utility yard, or to a
740 transfer station.

741 ~~((19.))~~ 18. Limited to new commuter parking lots designed for thirty or fewer
742 parking spaces or commuter parking lots located on existing parking lots for churches,
743 schools, or other permitted nonresidential uses that have excess capacity available during
744 commuting; provided that the new or existing lot is adjacent to a designated arterial that
745 has been improved to a standard acceptable to the department of transportation;

746 ~~((20.))~~ 19.a. No tow-in lots for damaged, abandoned or otherwise impounded
747 vehicles~~((7.))~~; and

748 b. Tow-in lots for damaged, abandoned or otherwise impounded vehicles shall
749 be:

750 (1) permitted only on parcels located within Vashon Town Center;

751 (2) accessory to a gas or automotive service use; and

752 (3) limited to no more than ten vehicles.

753 ~~((21.))~~ 20. No dismantling or salvage of damaged, abandoned or otherwise
754 impounded vehicles.

755 ~~((22.))~~ 21. Storage limited to accessory storage of commodities sold at retail on
756 the premises or materials used in the fabrication of commodities sold on the premises.

757 ~~((23.))~~ 22. Limited to emergency medical evacuation sites in conjunction with
758 police, fire or health service facility. Helistops are prohibited from the UR zone only if
759 the property is located within a designated unincorporated Rural Town.

760 ~~((24.))~~ 23. Allowed as accessory to an allowed use.

761 ((25.)) 24. Limited to private road ambulance services with no outside storage
762 of vehicles.

763 ((26.)) 25. Limited to two acres or less.

764 ((27.)) 26.a. Utility yards only on sites with utility district offices; or

765 b. Public agency yards are limited to material storage for road maintenance
766 facilities.

767 ((28.)) 27. Limited to bulk gas storage tanks that pipe to individual residences
768 but excluding liquefied natural gas storage tanks.

769 ((29.)) 28. Excluding bulk gas storage tanks.

770 ((30.)) 29. For I-zoned sites located outside the urban growth area designated by
771 the King County Comprehensive Plan, uses shall be subject to the provisions for rural
772 industrial uses in K.C.C. chapter 21A.12.

773 ((31.)) 30. Vactor waste treatment, storage and disposal shall be limited to liquid
774 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
775 in tanks (or other covered structures), as well as enclosed buildings.

776 ((32.)) 31. Subject to the following:

777 a. Off-street required parking for a land use located in the urban area must be
778 located in the urban area;

779 b. Off-street required parking for a land use located in the rural area must be
780 located in the rural area; and

781 c.(1) Except as provided in subsection ((B.32.e.(2))) B.31.c.(2) of this
782 subsection, off-street required parking must be located on a lot that would permit, either

783 outright or through a land use permit approval process, the land use the off-street parking
784 will serve.

785 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to
786 be located on a site in the NB zone, off-street required parking may be located on a site
787 within three hundred feet of the social service agency, regardless of zoning classification
788 of the site on which the parking is located.

789 ~~((33. Subject to review and approval of conditions to comply with trail corridor~~
790 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~

791 ~~34.))~~ 32. Limited to landscape and horticultural services (SIC 078) that are
792 accessory to a retail nursery, garden center and farm supply store. Construction
793 equipment for the accessory use shall not be stored on the premises.

794 ~~((35.))~~ 33. Allowed as a primary or accessory use to an allowed industrial-zoned
795 land use.

796 ~~((36. Accessory to agricultural uses provided:~~

797 ~~a. In the RA zones and on lots less than thirty five acres in the A zone, the~~
798 ~~floor area devoted to warehousing, refrigeration or storage shall not exceed three~~
799 ~~thousand five hundred square feet unless located in a building designated as historic~~
800 ~~resource under K.C.C. chapter 20.62;~~

801 ~~b. On lots at least thirty five acres in the A zones, the floor area devoted to~~
802 ~~warehousing, refrigeration or storage shall not exceed seven thousand square feet unless~~
803 ~~located in a building designated as historic resource under K.C.C. chapter 20.62.~~

804 ~~c. In the A zones, structures and areas used for warehousing, refrigeration and~~
805 ~~storage shall be located on portions of agricultural lands that are unsuitable for other~~

~~agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;~~

~~d. Structures and areas used for warehousing, refrigeration or storage shall maintain a minimum distance of seventy five feet from property lines adjoining rural area and residential zones; and~~

~~e. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.~~

~~37)) 34. Use shall be limited to the NB zone on parcels outside of the Urban Growth Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such use shall not exceed ten thousand square feet.~~

SECTION 29. Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070 are each hereby amended to read as follows:

A. Retail land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L	A R E A	E	N T I A L		O S R S I H O O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I (30)	
*	Building Materials and Hardware Stores		((P23) <u>P20</u>						P2	P	P			
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P			
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P			
*	Department and Variety Stores						((C14a) <u>C13a</u>	((P14) <u>P13</u>	P5	P	P			
54	Food Stores						((C15a) <u>C14a</u>	((P15) <u>P14</u>	P	P	P	C	P6	
*	Agricultural Product Sales	((P7 €7))	P4		P3 ((P7 €7))	P3	P3	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	
*	Farmers Market	((P24) <u>P21</u>	((P24) <u>P21</u>		((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	
*	Motor Vehicle and										((P8)) <u>P7</u>		P	

	Boat Dealers												
553	Auto Supply Stores									((P9)) P8	((P9)) P8		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				((P21 C19)) P18 C16		((P20 C16)) P17 C15	((P20 C16)) P17 C15	((P40 P9	P	P	P	P
*	Drug Stores						((C15)) C14	((P15) P14	P	P	P	C	
*	Recreational marijuana retailer									((P26 C27)) P23 C24	((P26 C27)) P23 C24		
592	Liquor Stores	((P13) P12			((P13) P12	((P13) P12			((P13) P12	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related			((P22) P19	((P22) P19	((P22) P19	((P22)) P19	((P22) P19	((P22) P19	P	P	((P22) P19	((P22) P19

	Stores												
*	Book, Stationery, Video and Art Supply Stores						((C15a) C14a	((P15) P14	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments , Tombstones , and Gravestone s										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographi c and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									((C14) C10	P		P
*	Florist Shops						((C15) a)) C14a	((P15) P14	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										((P12)) P11		P
*	Livestock Sales	((P17)	((P17)		((P17)	((P17)	((P17 and						P

							†8))						
GENERAL		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
CROSS		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
REFERENCES:		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter											
		21A.06.											

822 B. Development conditions.

823 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
824 thousand square feet, unless located in a building designated as historic resource under
825 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
826 thousand five hundred square feet may be allowed. Greenhouses used for the display of
827 merchandise other than plants shall be considered part of the covered sales area.
828 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not
829 considered part of the covered sales area;

830 b. The site area shall be at least four and one-half acres;

831 c. Sales may include locally made arts and crafts; and

832 d. Outside lighting is permitted if no off-site glare is allowed.

833 2. Only hardware stores.

834 3.a. Limited to products grown on site.

835 b. Covered sales areas shall not exceed a total area of five hundred square feet.

836 4. No permanent structures or signs.

837 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
838 maximum of two thousand square feet of gross floor area.

839 6. Limited to a maximum of five thousand square feet of gross floor area.

840 7. ~~((a. As a permitted use, the covered sales area shall not exceed two thousand~~
841 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~

chapter 20.62. As a conditional use, up to three thousand five hundred square feet of covered sales area may be allowed;

b. The site area shall be at least four and one-half acres;

c. Forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;

d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties.

At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

e. Sales shall be limited to agricultural products and locally made arts and crafts;

f. Storage areas for agricultural products may be included in a farm store structure or in any accessory building; and

g. Outside lighting is permitted if no off-site glare is allowed.

8.)) Excluding retail sale of trucks exceeding one-ton capacity.

((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.

((10.)) 9. Excluding SIC Industry No. 5813-Drinking Places.

((11.)) 10. No outside storage of fuel trucks and equipment.

((12.)) 11. Excluding vehicle and livestock auctions.

((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site.

864 ~~((14.))~~ 13.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,
865 limited to a maximum of five thousand square feet of gross floor area, and subject to
866 K.C.C. 21A.12.230; and

867 b. Before filing an application with the department, the applicant shall hold a
868 community meeting in accordance with K.C.C. 20.20.035.

869 ~~((15.))~~ 14.a. Not permitted in R-1 and limited to a maximum of five thousand
870 square feet of gross floor area and subject to K.C.C. 21A.12.230; and

871 b. Before filing an application with the department, the applicant shall hold a
872 community meeting in accordance with K.C.C. 20.20.035.

873 ~~((16.))~~ 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-
874 Drinking Places, and limited to a maximum of five thousand square feet of gross floor
875 area and subject to K.C.C. 21A.12.230, except as provided in subsection ~~((B.20.))~~ B.17.
876 of this section; and

877 b. Before filing an application with the department, the applicant shall hold a
878 community meeting in accordance with K.C.C. 20.20.035.

879 ~~((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~

880 ~~18. Limited to the R-1 zone.~~

881 ~~19.))~~ 16. Only as:

882 a. an accessory use to a permitted manufacturing or retail land use, limited to
883 espresso stands to include sales of beverages and incidental food items, and not to include
884 drive-through sales; or

885 b. an accessory use to a recreation or multiuse park, limited to a total floor area
886 of three thousand five hundred square feet.

887 ~~((20.))~~ 17. Only as:

888 a. an accessory use to a recreation or multiuse park; or

889 b. an accessory use to a park and limited to a total floor area of one thousand
890 five hundred square feet.

891 ~~((21.))~~ 18. Accessory to a park, limited to a total floor area of seven hundred
892 fifty square feet.

893 ~~((22.))~~ 19. Only as an accessory use to:

894 a. a large active recreation and multiuse park in the urban growth area; or

895 b. a park, or a recreation or multiuse park in the RA zones, and limited to a
896 total floor area of seven hundred and fifty square feet.

897 ~~((23.))~~ 20. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
898 Industry No. 2431-Millwork and;

899 a. limited to lumber milled on site; and

900 b. the covered sales area is limited to two thousand square feet. The covered
901 sales area does not include covered areas used to display only milled lumber.

902 ~~((24.))~~ 21. Requires at least five farmers selling their own products at each
903 market and the annual value of sales by farmers should exceed the annual sales value of
904 nonfarmer vendors.

905 ~~((25.))~~ 22. Limited to sites located within the urban growth area and:

906 a. The sales area shall be limited to three hundred square feet and must be
907 removed each evening;

908 b. There must be legal parking that is easily available for customers; and

909 c. The site must be in an area that is easily accessible to the public, will
 910 accommodate multiple shoppers at one time and does not infringe on neighboring
 911 properties.

912 ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand
 913 square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

914 ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand
 915 square feet gross floor area devoted to, and in support of, the retail sale of marijuana.

916 SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.
 917 21A.08.080 are each hereby amended to read as follows:

918 A. Manufacturing land uses.

KEY		Z	RESOURCE			RURA L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
			O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		E	U	T	A			V		E	B	E	N	E	N	E	E	T	
			L		L	A		E		N	O	S	I	S	A	S		R	
			T			R				T	R	S	T	S	L	S		I	
			U			E				I	H		Y					A	
			R			A				A	O							L	
			E							L	O								
											D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1 -8	R12 -48		NB	CB	RB	O	I (11)					
20	Food and Kindred Products	P4 C4	P4		P4—C4	P4				P2	P2	P2 C		P2 C					
*2082 /2085	Winery/Brewery /Distillery	P3 C4 2			P3 C12	P3				P17	P17	P		P					

*	Materials Processing Facility		P1 3 C	P1 4 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products									C			P
24	Wood Products, except furniture	P4 P1 8	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing							P7	P7	P7C	P7 C		P
*	Recreational marijuana Processor I	P2 0			P20					P21 C22	P21 C22		
*	Recreational marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods									C			P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P

35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06 REFERENCES:													

919

B. Development conditions.

920

1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;

b. In the A zone, only allowed on sites where the primary use is SIC industry Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small Animals;

c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;

d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and

(3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

f. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

g. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within

the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

h. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

2. Except slaughterhouses.

3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC Industry No. 2085-Distilled and Blended Liquors;

~~b. ((In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small Animals:))~~

~~e.))~~ In the RA and UR zones, only allowed on lots of at least four and one-half acres;

~~((f.))~~ c. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((e.))~~ d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((f.))~~ e. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and

967 (~~(g.)~~) f. Tasting of products produced on site may be provided in accordance
968 with state law. The area devoted to tasting shall be included in the floor area limitation in
969 subsection (~~(B.3.e.)~~) B.3.b. of this section.

970 4. Limited to rough milling and planing of products grown on-site with portable
971 equipment.

972 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.
973 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
974 minimum site area is four and one-half acres.

975 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
976 No. 2431-Millwork(~~(g.)~~) (excluding planing mills).

977 7. Limited to photocopying and printing services offered to the general public.

978 8. Only within enclosed buildings, and as an accessory use to retail sales.

979 9. Only within enclosed buildings.

980 10. Limited to boat building of craft not exceeding forty-eight feet in length.

981 11. For I-zoned sites located outside the urban growth area designated by the
982 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
983 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
984 rural industrial uses as set forth in K.C.C. chapter 21A.12.

985 12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
986 Industry No. 2085-Distilled and Blended Liquors;

987 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
988 of structures for wineries, breweries and distilleries and any accessory uses shall not
989 exceed a total of eight thousand square feet. The floor area may be increased by up to an

990 additional eight thousand square feet of underground storage that is constructed
991 completely below natural grade, not including required exits and access points, if the
992 underground storage is at least one foot below the surface and is not visible above
993 ground; and

994 (2) On Vashon-Maury Island, the total floor area of structures for wineries,
995 breweries and distilleries and any accessory uses may not exceed six thousand square
996 feet, including underground storage;

997 c. Wineries, breweries and distilleries shall comply with Washington state
998 Department of Ecology and King County board of health regulations for water usage and
999 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells
1000 shall install a water meter;

1001 d. Off-street parking is limited to one hundred and fifty percent of the
1002 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
1003 21A.18.030;

1004 e. Structures and areas used for processing shall be set back a minimum
1005 distance of seventy-five feet from property lines adjacent to rural area and residential
1006 zones, unless the processing is located in a building designated as historic resource under
1007 K.C.C. chapter 20.62;

1008 f. The minimum site area is four and one-half acres. If the total floor area of
1009 structures for wineries, breweries and distilleries and any accessory uses exceed six
1010 thousand square feet, including underground storage:

1011 (1) the minimum site area is ten acres; and

1012 (2) a minimum of two and one-half acres of the site shall be used for the
1013 growing of agricultural products;

1014 g. The facility shall be limited to processing agricultural products and sixty
1015 percent or more of the products processed must be grown in the Puget Sound counties.
1016 At the time of the initial application, the applicant shall submit a projection of the source
1017 of products to be processed; and

1018 h. Tasting of products produced on site may be provided in accordance with
1019 state law. The area devoted to tasting shall be included in the floor area limitation in
1020 subsection B.12.b. of this section.

1021 13. Only on the same lot or same group of lots under common ownership or
1022 documented legal control, which includes, but is not limited to, fee simple ownership, a
1023 long-term lease or an easement:

1024 a. as accessory to a primary forestry use and at a scale appropriate to process
1025 the organic waste generated on the site; or

1026 b. as a continuation of a sawmill or lumber manufacturing use only for that
1027 period to complete delivery of products or projects under contract at the end of the
1028 sawmill or lumber manufacturing activity.

1029 14. Only on the same lot or same group of lots under common ownership or
1030 documented legal control, which includes, but is not limited to, fee simple ownership, a
1031 long-term lease or an easement:

1032 a. as accessory to a primary mineral use; or

1033 b. as a continuation of a mineral processing use only for that period to
1034 complete delivery of products or projects under contract at the end of mineral extraction.

1035 15. Continuation of a materials processing facility after reclamation in
1036 accordance with an approved reclamation plan.

1037 16. Only a site that is ten acres or greater and that does not use local access
1038 streets that abut lots developed for residential use.

1039 17.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
1040 Industry No. 2085-Distilled and Blended Liquors;

1041 b. The floor area devoted to all processing shall not exceed three thousand five
1042 hundred square feet, unless located in a building designated as historic resource under
1043 K.C.C. chapter 20.62;

1044 c. Structures and areas used for processing shall maintain a minimum distance
1045 of seventy-five feet from property lines adjoining rural area and residential zones, unless
1046 located in a building designated as historic resource under K.C.C. chapter 20.62; and

1047 d. Tasting of products produced on site may be provided in accordance with
1048 state law. The area devoted to tasting shall be included in the floor area limitation in
1049 subsection B.18.b. of this section.

1050 18. Limited to:

1051 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-
1052 Millwork, as follows:

1053 (1) If using lumber or timber grown off-site, the minimum site area is four
1054 and one-half acres;

1055 (2) The facility shall be limited to an annual production of no more than one
1056 hundred fifty thousand board feet;

1057 (3) Structures housing equipment used in the operation shall be located at
1058 least one-hundred feet from adjacent properties with residential or rural area zoning;

1059 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to
1060 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1061 (6) In the RA zone, the facility's driveway shall have adequate entering sight
1062 distance required by the 2007 King County Road Design and Construction Standards. An
1063 adequate turn around shall be provided on-site to prevent vehicles from backing out on to
1064 the roadway that the driveway accesses; and

1065 (7) Outside lighting is limited to avoid off-site glare; and

1066 b. SIC Industry No. 2411-Logging.

1067 19. Limited to manufacture of custom made wood furniture or cabinets.

1068 20.a. Only allowed on lots of at least four and one-half acres;

1069 b. Only as an accessory use to a Washington state Liquor Control Board
1070 licensed marijuana production facility on the same lot; and

1071 c. Accessory marijuana processing uses allowed under this section are subject
1072 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1073 21.a. Only in the CB and RB zones located outside the urban growth area; and

1074 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1075 support of, processing marijuana together with any separately authorized production of
1076 marijuana shall be limited to a maximum of two thousand square feet; and

1077 c. If the two thousand square foot per parcel threshold is exceeded, each and
1078 every marijuana-related entity occupying space in addition to the two thousand square

1079 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
1080 subsection B.23. of this section.

1081 22.a. Only in the CB and RB zones located outside the urban growth area; and

1082 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1083 support of, processing marijuana together with any separately authorized production of
1084 marijuana shall be limited to a maximum of thirty thousand square feet.

1085 23.a. Only in the CB and RB zones located inside the urban growth area; and

1086 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1087 support of, processing marijuana together with any separately authorized production of
1088 marijuana shall be limited to a maximum of two thousand square feet; and

1089 c. If the two thousand square foot per parcel threshold is exceeded, each and
1090 every marijuana-related entity occupying space in addition to the two thousand square
1091 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
1092 subsection B.25. of this section.

1093 24.a. Only in the CB and RB zones located inside the urban growth area; and

1094 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1095 support of, processing marijuana together with any separately authorized production of
1096 marijuana shall be limited to a maximum of thirty thousand square feet.

1097 25. Per parcel, limited to a maximum aggregate total of two thousand square
1098 feet of gross floor area devoted to, and in support of, the processing of marijuana together
1099 with any separately authorized production of marijuana.

1100 26. Per parcel, limited to a maximum aggregate total of thirty thousand square
 1101 feet of gross floor area devoted to, and in support of, the processing of marijuana together
 1102 with any separately authorized production of marijuana.

1103 SECTION 31. Ordinance 10870, Section 336, as amended, and K.C.C.

1104 21A.08.090 are each hereby amended to read as follows:

1105 A. Resource land uses.

KEY		Z O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y					A	
		R			A				A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I					
	AGRICULTURE:																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals (6)	P	P		P	P							P					
01/02	Agricultural Activities	P24 C	P24 C		P24 C													
01/02	Agricultural Support Services	P25 C	P25 C		P26 C		P26 C											
01/02																		
01/02																		

*	Recreational marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
	ACCESSORY USES:												
*	Resource Accessory Uses	P3 P23 <u>P27</u>	P4	P5	P3	P3							P4
*	Temporary Farm Worker Housing	P14	P14		P14								
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1106

B. Development conditions.

1107

1. May be further subject to K.C.C. chapter 21A.25.

1108

2. Only forest research conducted within an enclosed building.

- 1109 3. ((~~Accessory dwelling units~~)) Farm houses: in accordance with K.C.C.
1110 21A.08.030.
- 1111 4. Excluding housing for agricultural workers.
- 1112 5. Limited to either maintenance or storage facilities, or both, in conjunction
1113 with mineral extraction or processing operation.
- 1114 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1115 7. Only in conjunction with a mineral extraction site plan approved in
1116 accordance with K.C.C. chapter 21A.22.
- 1117 8. Only on the same lot or same group of lots under common ownership or
1118 documented legal control, which includes, but is not limited to, fee simple ownership, a
1119 long-term lease or an easement:
- 1120 a. as accessory to a primary mineral extraction use;
- 1121 b. as a continuation of a mineral processing only for that period to complete
1122 delivery of products or projects under contract at the end of a mineral extraction; or
- 1123 c. for a public works project under a temporary grading permit issued in
1124 accordance with K.C.C. 16.82.152.
- 1125 9. Limited to mineral extraction and processing:
- 1126 a. on a lot or group of lots under common ownership or documented legal
1127 control, which includes but is not limited to, fee simple ownership, a long-term lease or
1128 an easement;
- 1129 b. that are located greater than one-quarter mile from an established residence;
1130 and

1131 c. that do not use local access streets that abut lots developed for residential
1132 use.

1133 10. Agriculture training facilities are allowed only as an accessory to existing
1134 agricultural uses and are subject to the following conditions:

1135 a. The impervious surface associated with the agriculture training facilities
1136 shall comprise not more than ten percent of the allowable impervious surface permitted
1137 under K.C.C. 21A.12.040;

1138 b. New or the expansion of existing structures, or other site improvements,
1139 shall not be located on class 1, 2 or 3 soils;

1140 c. The director may require reuse of surplus structures to the maximum extent
1141 practical;

1142 d. The director may require the clustering of new structures with existing
1143 structures;

1144 e. New structures or other site improvements shall be set back a minimum
1145 distance of seventy-five feet from property lines adjoining rural area and residential
1146 zones;

1147 f. Bulk and design of structures shall be compatible with the architectural style
1148 of the surrounding agricultural community;

1149 g. New sewers shall not be extended to the site;

1150 h. Traffic generated shall not impede the safe and efficient movement of
1151 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1152 i. Agriculture training facilities may be used to provide educational services to
1153 the surrounding rural/agricultural community or for community events. Property owners

may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.

12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.

(1) passive recreation;

(2) training of individuals who will work at the camp;

(3) special events for families of the campers; and

(4) agriculture education for youth.

b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall

1177 be managed to coexist with agriculture and agricultural activities both onsite and in the
1178 surrounding area.

1179 c. A farm plan shall be required for commercial agricultural production to
1180 ensure adherence to best management practices and soil conservation.

1181 d.(1) The minimum site area shall be five hundred acres. Unless the property
1182 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1183 of this section, a minimum of five hundred acres of the site must be owned by a single
1184 individual, corporation, partnership or other legal entity and must remain under the
1185 ownership of a single individual, corporation, partnership or other legal entity for the
1186 duration of the operation of the camp.

1187 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1188 owner from selling or transferring the development rights for a portion or all of the site to
1189 the King County farmland preservation program or, if the development rights are
1190 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1191 e. The impervious surface associated with the camp shall comprise not more
1192 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1193 f. Structures for living quarters, dining facilities, medical facilities and other
1194 nonagricultural camp activities shall be located in a camp center. The camp center shall
1195 be no more than fifty acres and shall depicted on a site plan. New structures for
1196 nonagricultural camp activities shall be clustered with existing structures;

1197 g. To the extent practicable, existing structures shall be reused. The applicant
1198 shall demonstrate to the director that a new structure for nonagricultural camp activities

cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining rural area and residential zones;

l. Except for legal nonconforming structures existing as of January 1, 2007, camp facilities, such as a medical station, food service hall and activity rooms, shall be of a scale to serve overnight camp users;

m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent rural area and residential zoned property not associated with the camp;

n. New sewers shall not be extended to the site;

o. The total number of persons staying overnight shall not exceed three hundred;

p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;

s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;

t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and

u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.

13. Limited to digester receiving plant and animal and other organic waste from agricultural activities, and including electrical generation, as follows:

a. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan;

b. the digester must process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume;

c. imported organic waste-derived material, such as food processing waste,
may be processed in the digester for the purpose of increasing methane gas production for
beneficial use, but not shall exceed thirty percent of volume processed by the digester;
and

d. the use must be accessory to an operating dairy or livestock operation.

14. Farm worker housing. Either:

a. Temporary farm worker housing subject to the following conditions:

~~((a-))~~ (1) The housing must be licensed by the Washington state Department
of Health under chapter 70.114A RCW and chapter 246-358 WAC;

~~((b-))~~ (2) Water supply and sewage disposal systems must be approved by the
Seattle King County department of health;

~~((c-))~~ (3) To the maximum extent practical, the housing should be located on
nonfarmable areas that are already disturbed and should not be located in the floodplain
or in a critical area or critical area buffer; and

~~((d-))~~ (4) The property owner shall file with the department of executive
services, records and licensing services division, a notice approved by the department
identifying the housing as ~~((the))~~ temporary farm worker housing ~~((as accessory))~~ and
that the housing shall ~~((only))~~ be occupied only by agricultural employees and their
families while employed by the owner or operator or on a nearby farm. The notice shall
run with the land~~((;))~~; or

b. Housing for agricultural employees who are employed by the owner or
operator of the farm year-round as follows:

(1) Not more than:

- 1268 (a) one agricultural employee dwelling unit on a site under twenty acres;
1269 (b) two agricultural employee dwelling units on a site between twenty acres
1270 and fifty acres;
1271 (c) three agricultural employee dwelling units on a site greater than fifty
1272 acres and less than one-hundred acres; and
1273 (d) four agricultural employee dwelling units on sites one-hundred acres and
1274 larger and one additional agricultural employee dwelling unit for each additional one
1275 hundred acres thereafter;
1276 (2) If the primary use of the site changes to a nonagricultural use, all
1277 agricultural employee dwelling units shall be removed;
1278 (3) The applicant shall file with the department of executive services, records
1279 and licensing services division, a notice approved by the department that identifies the
1280 agricultural employee dwelling units as accessory and that the dwelling units shall only
1281 be occupied by agricultural employees who are employed by the owner or operator year-
1282 round. The notice shall run with the land. The applicant shall submit to the department
1283 proof that the notice was filed with the department of executive services, records and
1284 licensing services division, before the department approves any permit for the
1285 construction of agricultural employee dwelling units;
1286 (4) An agricultural employee dwelling unit shall not exceed a floor area of
1287 one thousand square feet and may be occupied by no more than eight unrelated
1288 agricultural employees;
1289 (5) To the maximum extent practical, the housing should be located on
1290 nonfarmable areas that are already disturbed;
-

1291 (6) One off-street parking space shall be provided for each agricultural
1292 employee dwelling unit; and

1293 (7) The agricultural employee dwelling units shall be constructed in
1294 compliance with K.C.C. Title 16.

1295 15. Marijuana production by marijuana producers licensed by the Washington
1296 state Liquor Control Board is subject to the following standards:

1297 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1298 within structures that are nondwelling unit structures that exist as of October 1, 2013,
1299 subject to the size limitations in subsection B.15.b. of this section;

1300 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1301 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1302 aggregated total of two thousand square feet and shall be located within a fenced area or
1303 marijuana greenhouse that is no more than ten percent larger than that combined area, or
1304 may occur in nondwelling unit structures that exist as of October 1, 2013; and

1305 c. Outdoor production area fencing as required by the Washington state Liquor
1306 Control Board and marijuana greenhouses shall maintain a minimum street setback of
1307 fifty feet and a minimum interior setback of thirty feet.

1308 16. Marijuana production by marijuana producers licensed by the Washington
1309 state Liquor Control Board is subject to the following standards:

1310 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1311 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
1312 limitations in subsection B.16.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

c. Only allowed on lots of at least four and one-half acres; and

d. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and

e. If the two thousand square foot per parcel threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.

17. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor and indoor within marijuana greenhouses subject to the size limitations in subsection B.17.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area; and

c. Only allowed on lots of at least four and one-half acres.

1336 18.a. Production is limited to indoor only; and

1337 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1338 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1339 aggregated total of two thousand square feet and shall be located within a building or

1340 tenant space that is no more than ten percent larger than the plant canopy and separately

1341 authorized processing area; and

1342 c. If the two thousand square foot per parcel threshold is exceeded, each and

1343 every marijuana-related entity occupying space in addition to the two thousand square

1344 foot threshold area on that parcel shall obtain a conditional use permit as set forth in

1345 subsection B.19. of this section.

1346 19.a. Production is limited to indoor only; and

1347 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1348 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1349 aggregated total of thirty thousand square feet and shall be located within a building or

1350 tenant space that is no more than ten percent larger than the plant canopy and separately

1351 authorized processing area.

1352 20.a. Production is limited to indoor only;

1353 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1354 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1355 aggregated total of two thousand square feet and shall be located within a building or

1356 tenant space that is no more than ten percent larger than the plant canopy and separately

1357 authorized processing area.

1358 21.a. Production is limited to indoor only;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.

22. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of ten thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and

c. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet.

23. The storage and processing of non-manufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if:

a. agricultural is the primary use of the site;

b. the storage and processing are in accordance with best management practices included in an approved farm plan; and

c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.

24.a. For activities relating to the manufacturing or processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding wineries, SIC Industry No. 2085 - Distilled and Blended Liquors and SIC Industry No. 2082 - Malt Beverages:

(1) in the RA and UR zones, only allowed on lots of at least four and one-half acres;

(2) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

(3) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(4) in the A zone, structures and areas used for processing, warehousing, refrigeration, storage and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

1404 (5)(a) as a permitted use, the floor area devoted to all processing shall not
1405 exceed three thousand five hundred square feet, unless located in a building designated as
1406 an historic resource under K.C.C. chapter 20.62. The department may review and
1407 approve, in accordance with the code compliance review process in section 33 of this
1408 ordinance, an increase in the processing floor area as follows: up to five thousand square
1409 feet of floor area may be devoted to all processing in the RA zones or on lots less than
1410 thirty-five acres located in the A zones or up to seven thousand square feet on lots greater
1411 than thirty-five acres in the A zone, unless located in a building designated as historic
1412 resource under K.C.C. chapter 20.62; and

1413 (b) as a permitted use, the floor area devoted to all warehousing,
1414 refrigeration, storage or other similar activities shall not exceed two thousand square feet,
1415 unless located in a building designated as historic resource under K.C.C. chapter 20.62.
1416 The department may review and approve, in accordance with the code compliance
1417 process in section 33 of this ordinance, up to three thousand five hundred square feet of
1418 floor area devoted to all warehousing, storage, including refrigeration, or other similar
1419 activities in the RA zones or on lots less than thirty-five acres located in the A zones or
1420 up to seven thousand square feet on lots greater than thirty-five acres in the A zone,
1421 unless located in a building designated as historic resource under K.C.C. chapter 20.62.

1422 b. For activities relating to the retail sale of agricultural products, except
1423 livestock:

1424 (1) as a permitted use, the covered sales area shall not exceed two thousand
1425 square feet, unless located in a building designated as a historic resource under K.C.C.
1426 chapter 20.62. The department may review and approve, in accordance with the code

1427 compliance review process in section 33 of this ordinance, up to three thousand five
1428 hundred square feet of covered sales area;

1429 (2) in the RA and UR zones, only allowed on lots at least four and one-half
1430 acres;

1431 (3) forty percent or more of the gross sales of agricultural product sold
1432 through the store must be sold by the producers of primary agricultural products;

1433 (4) sixty percent or more of the gross sales of agricultural products sold
1434 through the store shall be derived from products grown or produced in the Puget Sound
1435 counties. At the time of the initial application, the applicant shall submit a reasonable
1436 projection of the source of product sales;

1437 (5) sales shall be limited to agricultural products and locally made arts and
1438 crafts;

1439 (6) tasting of products, in accordance with applicable health regulations, is
1440 allowed;

1441 (7) storage areas for agricultural products may be included in a farm store
1442 structure or in any accessory building; and

1443 (8) outside lighting is permitted if no off-site glare is allowed.

1444 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1445 d. Farm operations, including equipment repair and related facilities, except
1446 that:

1447 (1) in the RA zones, only allowed on lots of at least four and one-half acres;
1448 (2) the repair of tools and machinery is limited to those necessary for the
1449 operation of a farm or forest; and

1450 (3) the size of the total repair use is limited to one percent of the lot size up to
1451 a maximum of five thousand square feet unless located within an existing farm structure,
1452 including but not limited to barns, existing as of December 31, 2003.

1453 e. Minimum lot sizes in the rural and residential zones and minimum setbacks
1454 from rural and residential properties may be reduced in accordance with the code
1455 compliance review process in section 33 of this ordinance.

1456 25. The department may review and approve establishment of an agricultural
1457 support facility in accordance with the code compliance review process in section 34 of
1458 this ordinance only if:

1459 a. project is sited on lands that are unsuitable for direct agricultural production
1460 based on size, soil conditions or other factors and cannot be returned to productivity by
1461 drainage maintenance, and

1462 b. the proposed use is allowed under FPP conservation easement and/or zoning
1463 development standards.

1464 26. The department may review and approve establishment of agricultural
1465 support services in accordance with the code compliance review process in section 34 of
1466 this ordinance only if:

1467 a. the project site is located on properties that adjoin or are within six hundred
1468 sixty feet of the agricultural production district, has direct vehicular access to the
1469 agricultural production district and, except for farmworker housing, does not use local
1470 access streets that abut lots developed for residential use; and

1471 b. Minimum lot size is four and one-half acres.

1472 27.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
 1473 Industry No. 2085-Distilled and Blended Liquors;
 1474 b. The floor area devoted to all processing shall not exceed three thousand five
 1475 hundred square feet, unless located in a building designated as historic resource under
 1476 K.C.C. chapter 20.62;
 1477 c. Structures and areas used for processing shall maintain a minimum distance
 1478 of seventy-five feet from property lines adjoining rural area and residential zones, unless
 1479 located in a building designated as historic resource under K.C.C. chapter 20.62;
 1480 d. Sixty percent or more of the products processed must be grown in the Puget
 1481 Sound counties. At the time of the initial application, the applicant shall submit a
 1482 projection of the source of products to be produced; and
 1483 e. Tasting of products produced on site may be provided in accordance with
 1484 state law. The area devoted to tasting shall be included in the floor area limitation in
 1485 subsection B.3.c. of this section.

1486 SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C.
 1487 21A.08.100 are each hereby amended to read as follows:

1488 A. Regional land uses.

KEY	Z O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	R	N	B	C	B	R	B	O	I	
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L		E	N T I A L		O S R S H O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)	
*	Jail						S	S	S	S	S	S	S	
*	Jail Farm/Camp	S	S		S	S								
*	Work Release Facility				S19	S19	S	S	S	S	S	S		
*	Public Agency Animal Control Facility		S		S	S					S		P	
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4	
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S							
*	Non-hydroelectric Generation Facility	((P25)) C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S	
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P	
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P	
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C	
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S	
*	Soil Recycling Facility		S	S	S								C	
*	Landfill		S	S	S	S	S	S	S	S	S	S	S	
*	Transfer Station			S	S	S	S	S	S	S	S		P	
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C	
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S	
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S	
*	Rural Public Infrastructure Maintenance Facility				C23									
*	Transit Bus Base						S	S	S	S	S	S	P	

*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters REFERENCES: 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1489 B. Development conditions.

1490 1. Except technical institutions. See vocational schools on general services land

1491 use table, K.C.C. 21A.08.050.

1492 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1493 3. Except weapons armories and outdoor shooting ranges.

1494 4. Except outdoor shooting range.

1495 5. Only in conjunction with an existing or proposed school.

1496 6.a. Limited to no more than three satellite dish (~~((antennae))~~) antennas.

1497 b. Limited to one satellite dish antenna.

1498 c. Limited to tower consolidations.

1499 7. Limited to landing field for aircraft involved in forestry or agricultural

1500 practices or for emergency landing sites.

- 1501 8. Except racing of motorized vehicles.
- 1502 9. Limited to wildlife exhibit.
- 1503 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 1504 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 1505 21A.32.
- 1506 12. Limited to cogeneration facilities for on-site use only.
- 1507 13. Excluding impoundment of water using a dam.
- 1508 14. Limited to facilities that comply with the following:
- 1509 a. Any new diversion structure shall not:
- 1510 (1) exceed a height of eight feet as measured from the streambed; or
- 1511 (2) impound more than three surface acres of water at the normal maximum
- 1512 surface level;
- 1513 b. There shall be no active storage;
- 1514 c. The maximum water surface area at any existing dam or diversion shall not
- 1515 be increased;
- 1516 d. An exceedance flow of no greater than fifty percent in mainstream reach
- 1517 shall be maintained;
- 1518 e. Any transmission line shall be limited to a:
- 1519 (1) right-of-way of five miles or less; and
- 1520 (2) capacity of two hundred thirty KV or less;
- 1521 f. Any new, permanent access road shall be limited to five miles or less; and
- 1522 g. The facility shall only be located above any portion of the stream used by
- 1523 anadromous fish.

1524 15. For I-zoned sites located outside the urban growth area designated by the
1525 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1526 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be
1527 prohibited. All other uses, including waste water treatment facilities, shall be subject to
1528 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

1529 16. The operator of such a facility shall provide verification to the department of
1530 natural resources and parks or its successor organization that the facility meets or exceeds
1531 the standards of the Animal and Plant Health Inspection Service of the United States
1532 Department of Agriculture and the accreditation guidelines of the American Zoo and
1533 Aquarium Association.

1534 17. The following provisions of the table apply only to major communication
1535 facilities. Minor communication facilities shall be reviewed in accordance with the
1536 processes and standard outlined in K.C.C. chapter 21A.27.

1537 18. Only for facilities related to resource-based research.

1538 19. Limited to work release facilities associated with natural resource-based
1539 activities.

1540 20. Limited to projects which do not require or result in an expansion of sewer
1541 service outside the urban growth area, unless a finding is made that no cost-effective
1542 alternative technologies are feasible, in which case a tightline sewer sized only to meet
1543 the needs of the school bus base and serving only the school bus base may be used.
1544 Renovation, expansion, modernization or reconstruction of a school bus base is permitted
1545 but shall not require or result in an expansion of sewer service outside the urban growth

1546 area, unless a finding is made that no cost-effective alternative technologies are feasible,
1547 in which case a tightline sewer sized only to meet the needs of the school bus base.

1548 21. Only in conformance with the King County Site Development Plan Report,
1549 through modifications to the plan of up to ten percent are allowed for the following:

1550 a. building square footage;

1551 b. landscaping;

1552 c. parking;

1553 d. building height; or

1554 e. impervious surface.

1555 22. A special use permit shall be required for any modification or expansion of
1556 the King County fairgrounds facility that is not in conformance with the King County
1557 Site Development Plan Report or that exceeds the allowed modifications to the plan
1558 identified in subsection B.21. of this section.

1559 23. The facility shall be primarily devoted to rural public infrastructure
1560 maintenance and is subject to the following conditions:

1561 a. The minimum site area shall be ten acres, unless:

1562 (1) the facility is a reuse of a public agency yard; or

1563 (2) the site is separated from a county park by a street or utility right-of-way;

1564 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1565 between any stockpiling or grinding operations and adjacent residential zoned property;

1566 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1567 between any office and parking lots and adjacent residential zoned property;

d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;

e. Structural setbacks from property lines shall be as follows:

(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if

approved as part of the special use permit:

a. motocross;

b. autocross;

c. skidpad;

d. garage;

e. driving school; and

f. fire station.

~~((25. Only as an accessory use of an agricultural anaerobic digester.))~~

SECTION 33. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020
are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots
qualified under subsection B. of this section. Sending sites may only be located within
rural or resource lands or urban separator areas with R-1 zoning, as designated by the
King County Comprehensive Plan, and shall meet the minimum lot area for construction
requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located.
Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by
the Washington state Department of Natural Resources as state grant or state forest lands,
land in public ownership may not be sending sites. If the sending site consists of more
than one tax lot, the lots must be contiguous and the area of the combined lots must meet
the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in
which the sending site is located. For purposes of this section, lots divided by a street are

considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or

resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant

1659 must provide an affidavit of compliance with the reforestation requirements of the Forest
1660 Practices Act, and any additional reforestation conditions of their forest practice permit.
1661 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
1662 required forest practices or county authorization, shall be not qualified or certified as a
1663 TDR sending site for six years unless the six-year moratorium on development
1664 applications has been lifted or waived or the landowner has a reforestation plan approved
1665 by the state Department of Natural Resources and King County.

1666 SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C.
1667 21A.37.110 are hereby amended to read as follows:

1668 A. The TDR bank may purchase development rights from qualified sending sites
1669 at prices not to exceed fair market value and to sell development rights at prices not less
1670 than fair market value. The TDR bank may accept donations of development rights from
1671 qualified TDR sending sites.

1672 B. The TDR bank may purchase a conservation easement only if the property
1673 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
1674 qualification report, the conservation easement restricts development of the sending site
1675 in the manner required by K.C.C. 21A.37.060 and the development rights generated by
1676 encumbering the sending site with the conservation easement are issued to the TDR bank
1677 at no additional cost.

1678 C. ~~((If a conservation easement is acquired through a county park, open space,~~
1679 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~
1680 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~
1681 ~~development rights generated by encumbering the sending site with the conservation~~

1682 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~
1683 ~~development rights.))~~ Any development rights, generated by encumbering property with
1684 a conservation easement, may be issued to the TDR bank if:

1685 1.a. The conservation easement is acquired through a county park, open space,
1686 trail, agricultural, forestry or other natural resource acquisition program for a property
1687 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

1688 b. the property is acquired by the county with the intent of conveying the
1689 property encumbered by a reserved conservation easement. The number of development
1690 rights generated by this reserved conservation easement shall be determined by the TDR
1691 qualification report; and

1692 2. Under either subsection C.1.a. or b. of this section, there will be no additional
1693 cost to the county for acquiring the development rights.

1694 D. The TDR bank may use funds to facilitate development rights transfers.
1695 These expenditures may include, but are not limited to, establishing and maintaining
1696 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
1697 and reimbursing the costs incurred by the department of natural resources and parks,
1698 water and land resources division, or its successor, for administering the TDR bank fund
1699 and executing development rights purchases and sales.

1700 E. The TDR bank fund may be used to cover the cost of providing staff support
1701 for identifying and qualifying sending and receiving sites, and the costs of providing staff
1702 support for the TDR interagency review committee.

1703 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
1704 bank development rights shall be available for acquisition of additional development

rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:

Modifications and expansions of standards for agricultural activities as provided in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team established by section 34 of this ordinance, subject to the following;

A. The proposed modification or expansion must be located on existing impervious surface or lands not otherwise suitable for direct agricultural production based upon soil conditions or other factors and cannot be returned to productivity by drainage maintenance;

B. The proposed modification or expansion must be allowed under Farmland Preservation Program conservation easement and/or zoning development standards;

C. The proposed modifications or expansion must be supported by adequate utilities, parking, internal circulation and other infrastructure;

D. The proposed modification or expansion must not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;

E. The proposed modification or expansion must be designed in a manner that is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;

1727 F. The proposed modification or expansion must not be in conflict with the health
1728 and safety of the community and is such that pedestrian and vehicular traffic associated
1729 with the use must not be hazardous or conflict with existing and anticipated traffic in the
1730 neighborhood;

1731 G. The proposed modification or expansion must be supported by adequate
1732 public facilities or services and must not adversely affect public services to the
1733 surrounding area; and

1734 H. The expansion or modification must not be in conflict with the policies of the
1735 Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

1736 NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter
1737 21A.42 a new section to read as follows:

1738 The department shall establish an agricultural technical review committee
1739 consisting of representatives of the departments of permitting and environmental review,
1740 natural resources and parks and public health and the King Conservation District to
1741 review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.
1742 The committee may authorize the siting of the facilities subject to the following:

1743 A. The use must be limited to processing, warehousing, storage, including
1744 refrigeration, retail sales and other similar support services of locally produced
1745 agricultural products. Sixty percent or more of the products must be grown or raised in
1746 the agricultural production district. At the time of initial application, the applicant shall
1747 submit a projection of the source of products to be produced;

1748 B. Limited to farmworker housing to support agricultural operations located in
1749 the agricultural production district;

1750 C. The use must be limited to farm operations, including equipment repair, and
1751 other similar services primarily supporting agricultural operations located in the
1752 agricultural production district. Sixty percent or more of the services business must be to
1753 support agricultural operations in the agricultural production district. At the time of
1754 initial application, the applicant shall submit a projection of the source of products to be
1755 produced;

1756 D. Structures and areas used for agricultural services, including walls, fences and
1757 screening vegetation, must meet the setback and size limitation in K.C.C.
1758 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with
1759 existing or permitted development or use on neighboring properties;

1760 E. The proposed use must be designed in a manner which is compatible with the
1761 character and appearance of existing, or proposed development in the vicinity of the
1762 subject property;

1763 F. The use must not be in conflict with the health and safety of the community
1764 and must be such that pedestrian and vehicular traffic associated with the use will not be
1765 hazardous or conflict with existing and anticipated traffic in the neighborhood;

1766 G. The use must be supported by adequate public facilities or services and will
1767 not adversely affect public services to the surrounding area; and

1768 H. The use must not be in conflict with the policies of the Comprehensive Plan or
1769 the basic purposes of K.C.C. Title 21A.

1770 SECTION 37. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are
1771 each hereby repealed.

1772 **SECTION 38. Severability.** If any provision of this ordinance its application to
1773 any person or circumstance is held invalid, the remainder of the ordinance or the
1774 application of the provision other persons or circumstances is not affected.
1775

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Dow Constantine, County Executive

Attachments: A. King County Comprehensive Plan - 2016 Update, B. Appendix - Land Use and Zoning Amendments, C. Technical Appendix A - Capital Facilities, D. Technical Appendix B - Housing, E. Technical Appendix C - Transportation, F. 2016 Transportation Needs Report, G. Technical Appendix C2 - Regional Trails Needs Report, H. Technical Appendix D - Growth Targets and the Urban Growth Area, I. Technical Appendix R - Public Outreach for the Development of the 2016 Comprehensive Plan, J. Skyway-West Hill Action Plan - January 22, 2016

King County Council
Schedule for 2016 King County Comprehensive Plan ATTACHMENT 2
(As of 4/5/16, Subject to change)

March 1	Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan.
March 15 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Committee review process overview</i> • <i>Land use proposals/Area Zoning Studies</i> • <i>Chapter 11 Community Service Area Planning</i> • <i>Chapter 12 Implementation, Appendix D Growth Targets</i> Opportunity for public comment, following the briefing
April 6 6:30 p.m.	Committee of the Whole Town Hall - Special Evening Meeting Location: Gracie Hansen Community Center at Ravensdale Park (Rock Creek Sports) - 27132 SE Ravensdale Way, Ravensdale WA Opportunity for public comment on proposed 2016 Comprehensive Plan
May 3 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Chapter 1 Regional Planning</i> • <i>Chapter 3 Rural Area and Natural Resource Lands</i> • <i>Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report</i> • <i>Chapter 10 Economic Development</i> • <i>Development code updates (Proposed Ordinance 2016-0155)</i> Opportunity for public comment, following the briefing
May 17 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Chapter 2 Urban Communities</i> • <i>Chapter 4 Housing and Human Services, Appendix B Housing</i> • <i>Equity and Social Justice (all chapters)</i> Opportunity for public comment, following the briefing
June 7 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Climate Change (all chapters)</i> • <i>Chapter 5 Environment</i> • <i>Chapter 6 Shoreline Master Program</i> • <i>Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report</i> • <i>Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities</i> • <i>Real Property Asset Management Plan (Proposed Ordinance 2016-0159)</i> Opportunity for public comment, following the briefing
June 21 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> Opportunity for public comment, following the briefing
July 5 9:30 a.m.	Possible briefing in Transportation, Economy and Environment Committee (due to the July 4 holiday, this meeting may be cancelled). Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> Potential opportunity for public comment, following the briefing
July 19 9:30 a.m.	Possible vote in Transportation, Economy and Environment Committee <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i> Opportunity for public comment
September 6 Time TBD	Anticipated public hearing at full Council Opportunity for public comment
September 12 Time TBD	Possible vote at full Council <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i>

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

[Blank Page]

2016 King County Comprehensive Plan Frequently Used Acronyms

APD	Agricultural Production District
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
KCSP	King County Strategic Plan
LID	Low Impact Development
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPP	Multi-county Planning Policies
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SCAP	Strategic Climate Action Plan
SPPT	Strategic Plan for Public Transportation
SPRS	Strategic Plan for Road Services
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDR	Transfer of Development Rights
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UGB	Urban Growth Boundary
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee

[Blank Page]



KING COUNTY
Signature Report

ATTACHMENT 4
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

May 12, 2015

Motion 14351

Proposed No. 2015-0104.3

Sponsors Dembowski

1 A MOTION relating to comprehensive planning, specifying
2 the scope of work for the proposed amendment to the King
3 County Comprehensive Plan in 2016 in accordance with
4 K.C.C. 20.18.060.

5 WHEREAS, King County enacted the 1994 King County Comprehensive Plan to
6 meet the requirements of the Washington State Growth Management Act ("GMA"), and

7 WHEREAS, in RCW 36.70A.130, the GMA requires cities and counties to update
8 their comprehensive plans once every eight years. The GMA authorizes, but does not
9 require, cities and counties to amend their comprehensive plans annually. For King
10 County, the next required GMA deadlines are in 2015 and 2023, and

11 WHEREAS, King County Comprehensive Plan policies and K.C.C. chapter 20.18
12 establish a process for amending the plan and a program for public participation. King
13 County authorizes limited Comprehensive Plan changes annually and a more
14 comprehensive review every four years, and

15 WHEREAS, in 2012, King County updated its Comprehensive Plan via
16 Ordinance 17485 and thereby satisfied the GMA requirement to update its
17 Comprehensive Plan by 2015, and

18 WHEREAS, 2016 marks the fifth four-year review of the Comprehensive Plan.
19 Under the county's policies and regulations, the 2016 review constitutes a four-year
20 amendment, and

21 WHEREAS, under GMA requirements, the county's 2016 review is subject to the
22 rules applicable to an annual amendment. The GMA does not require the county to
23 complete another comprehensive update until 2023. Under the county's current policies
24 and code, the county will complete this update in 2020, and

25 WHEREAS, K.C.C. 20.18.060 states that the executive must transmit a motion
26 specifying the scope of work proposed for a four-year amendment to the Comprehensive
27 Plan and the council has until April 30 to approve the motion either as transmitted or
28 amended. In the absence of council approval, the executive shall proceed to implement
29 the work program as proposed, and

30 WHEREAS, as in 2012, the council is approving the scope of work motion after
31 April 30; however, the executive has agreed to treat the scope as timely and proceed with
32 the work program as established in the council-approved version of the motion, and

33 WHEREAS, King County and cities within the county have successfully focused
34 the vast majority of new residential growth into the Urban Growth Area, proceeding from
35 eighty-eight percent in 1994 to more than ninety-eight percent urban in 2013, and

36 WHEREAS, King County has worked hard to protect critical areas and
37 endangered species such as salmon, has promoted affordable housing and has committed
38 resources to enrich its less advantaged communities, and

39 WHEREAS, King County must build on these successes and ensure that they
40 continue into the future;

41 NOW, THEREFORE, BE IT MOVED by the Council of King County:

42 The scope of work for the 2016 King County Comprehensive Plan Update in

43 Attachment A to this motion and the work program for public involvement in Attachment

44 B to this motion are hereby approved as the basis for developing the amendments for the

Motion 14351

45 King County Comprehensive Plan to be transmitted to the council by March 1, 2016, and
46 for performing the associated environmental analysis.

47

Motion 14351 was introduced on 3/9/2015 and passed as amended by the Metropolitan King County Council on 5/11/2015, by the following vote:

Yes: 6 - Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert,
Mr. Dunn and Mr. Dembowski

No: 2 - Mr. Phillips and Mr. Upthegrove

Excused: 1 - Mr. McDermott

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: A. 2016 King County Comprehensive Plan Update Topical Areas dated May 11, 2015, B. 2016 King County Comprehensive Plan Update Public Outreach Plan and SEPA Analysis dated May 5, 2015

2016 King County Comprehensive Plan Topical Areas

In accordance with King County Code 20.18.060(A.1)

Updates related to All Chapters:

All chapters of the King County Comprehensive Plan (KCCP) will be reviewed and updated to advance the County's adopted Goals and Vision:¹ mobility; health and human services; economic vitality; safety and justice; accessible, affordable housing; healthy environment; and efficient, accountable regional and local government. Further, since the King County Countywide Planning Policies were substantially revised in the past four years, all chapters will be reviewed and updated to ensure consistency.

- Review and update the KCCP for consistency with current State, regional, and countywide growth management policy documents, such as the Growth Management Act, Vision 2040 and the multicounty planning policies (MPPs), Transportation 2040, and the Countywide Planning Policies (CPPs).
- Strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.
- Consider references, where appropriate, to adopted implementation plans and initiatives, such as the King County Health and Human Services Transformation Plan, King County Strategic Climate Action Plan, King County Cities Climate Collaboration (K4C), Youth Action Plan, and Rural Economic Strategies plan.
- Update and strengthen policies that call for better integration of land use and transportation to create sustainable communities by promoting walking and bicycling, greater transit use, access to a healthy food system, access to quality and affordable homes, reduced greenhouse gas emissions and improved environmental, health and economic outcomes.
- Review and update policies to support Low Impact Development (LID) and ensure language related to LID and stormwater management reflects current National Pollution Discharge Elimination System (NPDES) permit requirements.
- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities related to health, housing, and prosperity.
- Review and update policies to address inequities and disparities related to environmental justice and climate justice impacts.

¹ Motion 14317

- Review and update policies to advance the 14 Determinants of Equity in each chapter, and especially regarding the built environment, transportation, parks, housing, food systems, and economic development.
- Review four-to-one policies, including consideration of: the efficacy of the program to encourage permanent conservation of open space along the Urban Growth Boundary, potential policy changes to allow flexibility for smaller parcels while still achieving similar conservation goals, and identification of possible associated CPP changes.
- Consider consolidating health and equity policies into a new, stand-alone chapter.
- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities) and usage in plan for clarity and consistency.
- Update policies and related code sections to reflect court rulings, current case law, and federal regulations.
- Update demographic and economic information.

Chapter One – Regional Growth Management Planning

Our region's prosperity and sustainability rely on local governments working in partnership to plan for the future. The 2016 update to the Regional Growth Management Planning chapter will seek to strengthen the county's commitment to regional partnerships and public engagement in order to support efficient and effective use of public funds and a high quality of life for all residents in King County.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to strengthen the County's commitment to regional partnerships – including examples such as the Growing Transit Communities Compact, Regional Code Collaboration, and the King County Cities Climate Collaboration (K4C) – and public engagement.
- Review policies to express support for the multi-use vision for the public asset currently known as the “Eastside Rail Corridor” and associated multi-jurisdictional collaboration.

Chapter Two – Urban Communities

The 2016 update to the Urban Communities chapter will focus on sustainability and health, racial, economic and social equity of all King County's unincorporated urban communities by strengthening the nexus of land use and housing with health, public transportation, jobs, education, and social services.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Advance the Communities of Opportunity initiative. Consider vehicles for communities to engage in innovative healthy place-making work.
- Identify prospects for partnerships with cities, especially within identified Potential Annexation Areas (PAAs).

- Review and update annexation policies to promote timely annexation of the remaining urban unincorporated area, including consideration of utilizing zoning and/or development regulations of the city identified for the PAA.
- Update PAA map, as needed.
- Address lingering service delivery issues in urban unincorporated areas likely to remain in King County governance for the foreseeable future.
- Address the Regional Code Collaboration for opportunities to support Green Building provisions.
- Review and update policies to support healthy, affordable housing, including additional strategies to incentivize increased affordable housing and development.
- Consider adding policies that identify regional and/or unincorporated county targets for affordable housing.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Consider adding policies that address the historic distribution of benefits and burdens of infrastructure and services.
- Extend the growth targets that were adopted in the 2012 CPPs to provide a 20-year planning horizon.
- Update data consistent with the 2014 Buildable Lands Report and address any identified shortfall in employment capacity in urban unincorporated King County.
- Review and update policies to ensure that there is robust provision for public/community benefits and consider whether there should be heightened public/community benefits requirements in new developments, especially in areas that may be susceptible to displacement of lower income people and community-based businesses.
- Update the data in the housing section and consider streamlining and/or moving to an appendix.
- Evaluate Housing and Land Use Section to ensure that potential innovative new housing models in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, can be permitted and move forward, including homeless housing models.
- Address land use/zoning needs in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, for transit-oriented communities that will include high quality/healthy affordable housing at high capacity transit stations and access areas.
- Explore addition of multifamily tax exemption and other affordable housing strategies.
- Consider inclusion of policies to support urban to urban TDRs and incentives for use of TDRs in economically disadvantaged communities.

Chapter Three – Rural Area and Natural Resource Lands

Rural and resource lands in King County contribute to the region's economic and environmental prosperity. The 2016 update to the Rural Area and Natural Resource Lands chapter will incorporate new information regarding the Local Food Economy Initiative and the Farm, Fish, Flood watershed planning process, as well as ongoing sustainability.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review the King County Local Food Economy Initiative recommendations for policy implications and consider incorporating into policies, as appropriate.
- Review and update the Transfer of Development Rights (TDR) policies, including consideration of policies to support urban to urban TDRs, incentives for use of TDRs in economically disadvantaged communities, and expanded options for rural to rural TDRs.
- Strengthen policies related to improving productivity of farmland by addressing drainage, flood impacts, irrigation needs and other farmland issues to facilitate farming in King County.
- Update policies related to farm, fish, and flood conflicts, including consideration of the findings of the Farm, Fish, Flood watershed planning process, which is scheduled to conclude in Spring 2015.
- Evaluate and add policies to promote Green Building and energy reduction, where feasible, in rural unincorporated areas.
- Update policies on landslide hazard identification, mapping, and mitigation countywide.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Evaluate policies to the extent they address the needs of residents living in unincorporated rural King County.
- Review and update policies to advance the Rural Economic Strategies plan and promote rural economic development.
- Address issues related to resource-based home businesses.
- Address impacts related to resource-based businesses.
- Evaluate possibilities for streamlining home-based businesses.
- Consider adding policies to match rural densities with water resources.
- Update 2012 Agriculture and Forest Lands map, as needed.
- Update 2012 Mineral Resources map and property information, and ensure resources within unincorporated King County meet Growth Management Act planning requirements.

Chapter Four – Environment

The sustainability of King County's natural environment requires a long-term commitment to environmental monitoring and adaptive management that highlights changing environmental conditions, evaluates the effectiveness of county actions, and influences policy decisions and investments. Since the 2012 update, the Strategic Climate Action Plan was adopted and is currently under review to be updated in 2015 and the K4C was formed to collaborate on reducing greenhouse gas emissions. The 2016 update to the Environment chapter will advance King County's commitment to environmental protection and further address climate change.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities, specifically including those related to environmental justice and climate justice impacts.

- Review and update climate policies to reflect changes in federal and state requirements, climate inventories, the 2012 CPPs, and joint work with other cities and counties to reduce greenhouse gas emissions and prepare for climate change impacts.
- Review and revise emissions reductions targets for consistency with State requirements and adopted updates to the CPPs, including establishing short term goals to achieve the 2050 goal.
- Review and update policies to strengthen relationship between climate impacts and solutions with health, equity, and social justice.
- Review and update policies concerning regional plans, such as those related to salmon recovery, to better reflect the county's expectations for the effective life of the plan, the relative significance of such plans for the region, and/or priority for implementation.
- Consider adding new policies regarding beaver management in King County to explore the benefit to maximize stream restoration efforts, climate change benefits, and reduce flood risk associated with beaver dams.
- Review and update policies to encourage and support a more integrated approach to achieving improved outcomes for water quality, health, and habitat.
- Review and update policies as needed to reflect most recent Puget Sound Action Agenda and its focus on habitat, stormwater, and shellfish beds.
- Update policies as needed for consistency with new requirements for municipal stormwater discharge permits.

Chapter Five – Shoreline Master Program

This chapter is adopted in accordance with RCW 90.58.020.

- Update policies to reflect an emphasis on the importance of outreach/education to shoreline property owners.

Chapter Six– Parks, Open Space and Cultural Resources

The 2016 update to the Parks, Open Space and Cultural Resources chapter will further reflect the priority for developing and maintaining regional and local parks, open space, and the regional trails based on the voter-approved 2013 Parks, Trails & Open Space Replacement Levy.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to facilitate the recreation element of the multi-use vision for the public asset currently known as the “Eastside Rail Corridor.”
- Review and update policies relating to climate change/sustainability, forest stewardship, and public engagement/partnerships.
- Create a brief policy subsection for the Regional Trails System (RTS).
- Update the Regional Trails Needs Report (RTNR) and the RTNR Map.
- Update the 2012 King County's Open Space System Map.

Chapter Seven – Transportation

The 2016 update to the Transportation chapter will further refine the policy framework that guides efficient provision of vital transportation infrastructure and services that support thriving communities and the county's participation in critical regional transportation issues. The 2016 update will also reflect the county's continuing transition to becoming a road service provider for a primarily rural roads system.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to reflect adopted transportation functional plans such as agency strategic plans, service guidelines, long-range plans, and master plans.
- Review and update policies and programs related to transportation level of service and impact mitigation. Update the Transportation Concurrency Management program and Mitigation Payment System to reflect insufficient funding to address roadway capacity improvements for the foreseeable future. The Concurrency program update should address collaboration with other jurisdictions regarding infrastructure improvement strategies to help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.
- Review and update policies to address unmet roadway infrastructure needs in the rural area.
- Review and update policies to facilitate the transportation element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review and update policies to guide and potentially expand public and private partnerships to advance regional transportation services.
- Review and update policies related to local and regional transportation funding, pricing, and demand management.
- Review and update policies to promote active transportation, as appropriate.
- Review and update transportation policies promoting sustainability issues, such as greenhouse gas emissions reduction goals and performance and operation of the HOV/HOT lane system to support efficiencies for transit and other vehicles.
- Review and update policies to strengthen coordinated planning to increase connectivity between transportation modes.
- Review and update environmental and stormwater management policies to facilitate efficient and cost-effective maintenance and preservation of transportation infrastructure and respond to emergency situations. Consider adding policies to prioritize replacement of culverts that function as fish barriers on county roadways.
- Address the importance of high quality/healthy housing, including sufficient housing that is affordable, near transit stations as part of a strategy to increase the use of public transportation, reduce vehicle trips and vehicle miles traveled, and improve equity outcomes.
- Consider policies to incorporate health and equity assessments as part of transportation planning and project analysis.
- Review and update policies to address the importance of regional collaboration to provide and site infrastructure supportive of freight mobility, including truck stops.

- Review and update policies to support and advance the King County International Airport Master Plan.

Chapter Eight – Services, Facilities and Utilities

The 2016 update to the Services, Facilities and Utilities chapter will focus on strengthening regional cooperation and coordination around critical community infrastructure including water supply, wastewater treatment, flood management, and solid waste. Policies will be updated to reflect new and innovative approaches to energy efficiency, green building and environmental sustainability, and will reinforce the important social and economic role King County's facilities, services, and utilities play in the region.

- Review and update policies to reflect environmental justice, equity, and social justice, including consideration of historic trends in the distribution of benefits and burdens.
- Review and update policies to facilitate the utilities element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review policies to reflect that the Wastewater Treatment Division (WTD) uses planning horizons that exceed the 20-year growth target and land use plan when developing capital facility plans.
- Update policies in the Capital Facility Planning section to reflect that WTD uses an alternative to LEED, Envision Sustainable Infrastructure Rating System, to rate WTD infrastructure.
- Update policies to reflect Consent Decree requiring completion of Combined Sewer Overflow projects by 2030.
- Review and update policies as needed to ensure compliance with state and federal laws and treaty obligations related to monitoring, inspection, and correction of failing onsite septic systems.
- Review policies for consistency with adopted updates to Solid Waste Division facilities/transfer plans. Update policies to reflect goals for zero waste/70% recycling rates.
- Review and update the Regional Services section to reflect the Health and Human Services Transformation Plan, Communities of Opportunity, and Youth Action Plan.

Chapter Nine – Economic Development

The 2016 update to the Economic Development chapter will recognize that sustainable economic development benefiting all people in King County requires visionary policies and strong partnerships to grow and attract businesses, educate and train workers, and maintain and expand infrastructure while supporting the health of the natural and built environment.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update economic data.
- Review and update policies to advance the Rural Economic Strategies plan.
- Explore including policies to address growing income inequality.

- Consider including policies for place-based workforce training strategies in communities with education and opportunity challenges.
- Review and update policies to promote economies and industries of opportunity for low and moderate income residents in “places of opportunity,” including in transit-served job centers and in communities with high concentrations of unemployment and poverty.
- Review the King County Local Food Economy Initiative recommendations for policy implications and incorporate into policies as appropriate.
- Assess current fragmented economic development activities across the county and update policies to improve regional coordination and achieve agreed-upon results in job and wage growth and in economic diversity.

Chapter Ten – Community Plans

The 2016 updates to Community Plans will enhance the applicability of the community plan policies by focusing on specific community issues and eliminating those policies that relate to areas that have annexed to cities.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update policies to remove site specific references to areas that have been annexed to cities.
- Review policies for broader applicability and consider incorporating into other chapters of the Comprehensive plan rather than being site specific.

Chapter Eleven – Implementation, Amendments and Evaluation

The 2016 update to the Implementation, Amendments and Evaluation chapter will strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update metrics to monitor the progress of the KCCP toward achieving the Regional Growth Strategy.
- Consider adding metrics to monitor the performance of the KCCP in meeting the goals of the Growth Management Act.²
- Work with the State Department of Commerce and, as necessary, the Growth Management Planning Council (GMPC) on possible changes to Buildable Lands Reports, including establishing measurable targets for each type of residential housing (e.g. single family, multifamily, and affordable housing).
- Work with the State Department of Commerce and, as necessary, the GMPC to ensure accuracy of Buildable Lands Reports by considering all factors that may prevent achieving growth targets.

² RCW 36.70A.020

Glossary

- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities).

Area Zoning and Land Use Proposals

- **West Hill** (Motion 14221): Incorporate the updated subarea plan (expected to be completed by June 30, 2015), which should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Fairwood** (Motion 14276): Review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area.
- **Federal Way** (Motion 14276): Review land use designations and implementing zoning on parcel 2821049171 and the surrounding area.
- **Allison Docket request**: Review land use designation and implementing zoning on parcel 3224079134 and the surrounding area, and consider whether to remove Special District Overlay.
- **Timmerman Docket request**: Review land use designation and implementing zoning on parcel 2625069041 and the surrounding area, and consider whether to change designation and/or zoning, pending the outcome of a review by the City of Sammamish in their 2015 Comprehensive Plan update.
- **Snoqualmie Interchange**: Review land use designations and implementing zoning on the north side of I-90 and SR-18 interchange, and consider whether to convert land from rural to urban. Consider whether any conversion from rural to urban should be done in conjunction with a dedication of lands as open space and/or farmland, on terms and conditions equal to or better than the County's four-to-one program.
- **Duthie Hill**: Review land use designations and implementing zoning within the Duthie Hill Notch in unincorporated Sammamish and the surrounding area, and consider whether to convert land from rural to urban.
- **Fall City**: Review and update the Fall City Subarea Plan including: review land use designations and implementing zoning on parcels 0943100020, 2475900865, and 1524079003 and the surrounding area, and consider including the parcels in the Fall City Business District and the Special District Overlay; and update policies to facilitate increased assistance from King County, as the local government provider, in the formation and management of a local alternative wastewater system.
- **Snoqualmie Pass**: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should developed in collaboration with Kittitas County and should evaluate and address the current and future housing and economic development needs of this growing community.
- **Vashon**: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic

vitality and quality of life of its residents, and have included the outreach with the local community in their development.

- **Highline:** Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Carnation:** Review land use designations and implementing zoning on parcels 1525079049, 1525079005, and 1525079010 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space and/or farmland preservation that is four times the acreage of the land added to the Urban Growth Area.
- **North Bend:** Review land use designations and implementing zoning on parcels 2223089049, 2223089019, 2223089002, 2223089026, 2223089055, 1523089018, 1523089147, 1523089039, 1523089132, 1523089194, 1523089170, 1523089019, 1523089124, and 1523089133 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space that is four times the acreage of the land added to the Urban Growth Area.
- **Cedar Hills/Maple Valley:** Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses, and whether a four-to-one proposal is appropriate for this area.
- **Maple Valley Industrial:** Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider whether to change designation and/or zoning, including whether to revise or eliminate the development conditions placed by Ordinance 12824 in 1997.
- **Fairwood:** Review land use designations and implementing zoning on parcels 2473300010, 2473300020, 2473300030, 2473300040, 2473300070, 2473300080, 2473300090, 2473300100, 2473300110, 2473300120, and 5479300000, and the surrounding area, and consider whether to change the designation and/or zoning. Consider the current uses, potential for redevelopment, consistency between the comprehensive plan designation and the zoning classification. Consider including incentives to encourage redevelopment of these parcels, such as only allowing realization of any new zoning when the parcels are redeveloped.

Identify any changes to generally applicable policies and codes that would be necessary to adopt any proposed UGA change.

Technical Appendices

- Update technical appendices as needed.

Development Code

- Consider code amendments and comprehensive plan policies for agriculture supportive and dependent uses to support viable and sustainable agricultural production districts.
- Consider code flexibility for alternative temporary lodging, such as treehouses and structures associated with re-creations of historic communities.
- Consider code flexibility for alternative housing models, such as micro housing.
- Consider code changes to regarding ingress/egress for new plat proposals, including space needed for traffic queuing.
- Update and consolidate code sections related to agriculture lands, including KCC 20.54, while still maintaining and/or memorializing relevant policy statements and findings.
- Evaluate and consider code changes to expand use of and/or timelines for extensions of plat approvals.

2016 King County Comprehensive Plan Public Outreach Plan and SEPA Analysis

In accordance with King County Code 20.18.060(A.1)

I. Public Outreach Plan

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a two-phased approach to public outreach for the 2016 King County Comprehensive Plan. The first phase will take place during the spring and summer to get input into the issues to be addressed in the update. King County staff will have information on the update process at the Community Service Area open houses during the period April through June. The 2nd phase will take place in the fall and early winter once the Public Review Draft has been released. Throughout the entire process, the 2016 King County Comprehensive Plan website will be updated and the email address for comments will be monitored. The following community and stakeholder groups will be notified of the update process and will receive an invitation for Regional Planning staff to meet with communities and organizations to gather feedback.

A. Community Councils

- Four Creeks Unincorporated Area Council (UAC)
- Greater Maple Valley Area Council
- North Highline UAC
- Upper Bear Creek Community Council
- Vashon-Murray Island Community Council
- West Hill Community Association
- White Center Community Development Association
- Skyway Solutions
- Fall City Community Association
- Green Valley Lake Holm Association

B. King County Commissions and Advisory Committees

- Agriculture Commission
- Rural Forestry Commission
- Historic Preservation Commission
- Transportation Concurrency Expert Review Panel

C. Stakeholder Groups (*partial list*)

- Master Builders Association of King and Snohomish Counties
- Seattle-King County Realtors
- Futurewise
- Housing Development Consortium
- Puget Sound Sage
- Transportation Choices Collation
- Sound Cities Association
- King Conservation District

- Seattle Tilth
- Tulalip Tribe
- Snoqualmie Tribe
- Muckleshoot Tribe
- Forterra
- Mountains to Sound Greenway
- Stewardship Partners
- Audubon Society
- Wild Fish Conservancy
- Partnership for Rural King County
- King County Flood District
- El centro de la raza
- Eastside Community Network
- Hopelink
- Cascade Bicycle Club
- School Districts
- Port of Seattle
- Healthy King County Coalition
- Got Green

Outreach activities will include particular attention to low income and traditionally disadvantaged groups and communities, including engagement with community-based groups and offering interpretation services and translation of materials.

Outreach efforts will include Regional Planning staff:

- being on hand to attend community meetings,
- inquiring into the best ways communities would like to be engaged, and
- requesting names of additional organizations and communities that should be included in the outreach process.

II. SEPA Analysis

SEPA analysis for the 2016 King County Comprehensive Plan amendment will commence with the release of the public review draft in the fall, 2015 and continue through review by the King County Council committee. SEPA will be concluded in advance of action by the full King County Council, expected in the fall of 2016.

[Blank Page]

ANNEXATION Related Amendments in 2016 Proposed Plan

In order to meet the Growth Management Act goal that counties serve as rural and regional service providers and cities serve as the provider of urban services, King County has actively pursued annexation of its unincorporated urban areas. This has required collaboration between the county and the cities and, since 1994, a significant portion of these areas have been moved into cities.

Annexations are complicated because of a variety of service delivery, tax structure and infrastructure issues as well as varied interests among local residents. These structural issues need to be considered and addressed to move annexation forward and they cannot be fixed by the county independent of the cities. *Given limited resources to incentivize annexations*, the Comprehensive Plan focuses on working with cities to support annexations. The following amendments are included in the proposed 2016 Comprehensive Plan update to move annexations forward.

1. Text changes

Text amendments are included to discuss the social and equity benefits of annexation for local residents:

King County's annexation efforts are particularly important given the impacts of historical patterns of annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and more affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically diverse communities remained unincorporated. Given the County's limited taxing authority, promoting annexation is the best way to advance equity and socially justice outcomes for residents living in unincorporated urban areas.

Also, the Potential Annexation Area Map is updated to create greater clarity regarding which city is affiliated with each of the hundred-plus unincorporated urban areas.

2. Policy changes

Policy changes for potential annexation areas address a number of topics: promoting high-quality development, promoting the provision of amenities, and promoting coordination with the cities that are affiliated or have a logical nexus for annexation. If there is a commitment to annex, a variety of land use tools could be considered for joint planning. The amended policy removes the potential for industrial development as this would be inappropriate in most potential annexation areas. Last, there is a commitment for King County to work further on these issues through GMPC (see section #4 below).

- U-208 King County ~~shall consider initiating new subarea~~ will engage in joint planning processes for the urban unincorporated areas in tandem with the annexing city upon a commitment from the city to annex through an interlocal agreement. Such planning may consider land use tools such as:
- a. ~~to assess the feasibility of traditional subarea plans or areawide rezoning;~~
 - b. allowing additional commercial, ~~industrial~~ and high-density residential development through the application of new zoning;
 - c. Transfers of Development Rights that add units to new development projects; or
 - d. application of collaborative and innovative development approaches.

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.

- U-133** King County encourages innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive and program strategies could be considered, including:
- Special development standards for infill sites;
 - Assembly and resale of sites to providers of affordable and healthy housing;
 - Impact mitigation fee structures that favor infill developments;
 - Greater regulatory flexibility in allowing standards to be met using innovative techniques; ((and))
 - Coordination with incentive programs of cities affiliated to annex the area.
 - Green Building techniques that create sustainable development; and
 - Joint public/private loan guarantee pools.

Other policies speak to development within Potential Annexation Areas, and promote annexation by fostering quality development, additional attention to the provision of amenities and coordination with affiliated cities.

- **Quality of development (see U-130, U-132, U-141, U-142, U-143, U-171)**
- **Provision of amenities (see U-132a, 132b, U-139a, U-139b, U-171a, R-320a)**
- **Coordination with cities affiliated for annexation (U-152)**

3. Subarea Planning

Since 1994, there have been only minor updates to the county's Community Plans. After nearly two decades of aging plans and significant growth, King County's Department of Permitting and Environmental Review will initiate a subarea planning program. The program will use the seven Community Service Areas as the geographic framework for subarea planning. The planning schedule revolves around an eight-year cycle with a broad, policy level look at each CSA and more detailed focus in specific subareas within a CSA. Potential annexation areas will be the focus every four years (shown in boldface below), and there is increased attention at the initiation of the program in 2016 and 2017.

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 – North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

4. Workplan

The workplan section is a new feature of the Comprehensive Plan and an action is included that commits the County, through Growth Management Planning Council, to reconsider the affiliations on the Annexation Area Map as well as the Joint Planning and Annexation section of the Countywide Planning Policies.

Action 2: Develop a Plan, with the Growth Management Planning Council, To Move Remaining Unincorporated Urban Potential Annexation Areas Towards Annexation. This interjurisdictional body has authority to propose amendments to the Countywide Planning Policies and has a unique defined role related to recommending approval or denial of urban growth area expansions. In order to move the remaining areas, which greatly range in size and complexity, towards annexation, this will be a major focus of work and will involve reconsideration of the Potential Annexation Areas map and the "Joint Planning and Annexation" section of Countywide Planning Policies.

- Timeline: Start following the adoption of the Comprehensive Plan, likely to be a two-year process.
- Outcomes: Updated Annexation Initiative that is anticipated to identify a path towards annexation for the remaining 125-plus areas.

2016 COMPREHENSIVE PLAN UPDATE

EQUITY & SOCIAL JUSTICE Related Amendments in 2016 Proposed Plan

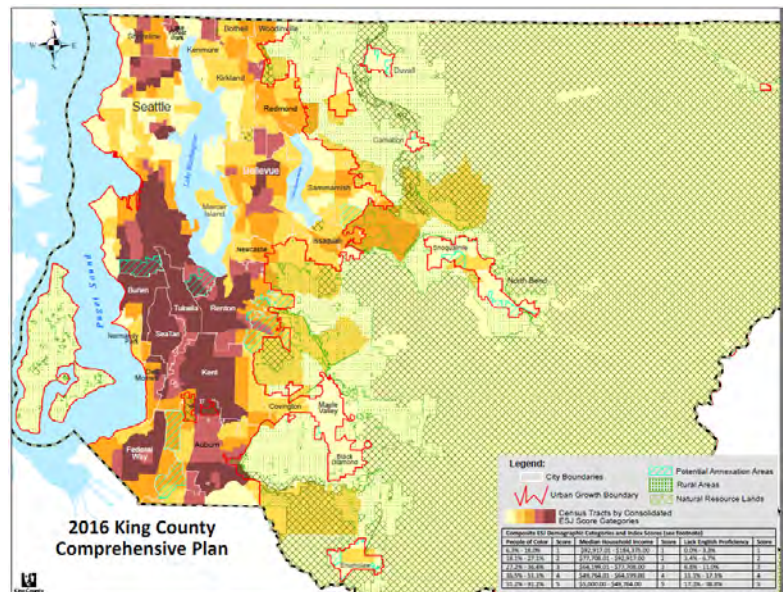
By any measure, our region has one of the highest qualities of life in the world, however, there is staggering inequity across King County and many communities are being left behind. For our region to continue to prosper, we need everyone to have a fair shot at success, regardless of where they started out in life.

This has long been recognized and policies were included in almost every chapter of 2012 adopted Comprehensive Plan. Addressing equity is foundational to other county planning work as well, such as limiting expansion of the urban growth area boundary to avoid creating auto-dependent housing far from services and working to annex unincorporated urban areas into cities that are able to provide a fuller range of services. In May 2016, Motion 14351 was adopted to establish the Scope of Work for the 2016 update and it included a strong focus on ESJ issues. In response, the following amendments are proposed in the *Executive Recommended 2016 Plan*.

1. Text and map changes

The draft plan establishes a new chapter on Housing and Human Services to heighten the focus on equity and the human-dimensions of land use planning. The new chapter consolidates and updates existing policies, and reflects equity-related initiatives such as Communities of Opportunity, the Health and Human Services Transformation program, and the Determinants of Equity program.

Additionally, to clarify the geographic dimension of these issues and how they relate to the long-range planning in the Comprehensive Plan, a new map is added that overlays Growth Management Act geographies (such as urban areas, rural areas, and the urban growth area boundary) with the geographic distribution of demographic groups that are the focus of the county's Equity and Social Justice work (including People of Color, Households by Median Household Income, and Households that Lack English Speaking Proficiency). This overlay clarifies that while equity considerations remain an important planning factor across all geographies, the county's planning best addresses equity through coordination with cities and continued efforts to move unincorporated urban areas towards annexation.



2. Policy changes

Policies are changed throughout the plan related to the planning process, public engagement, establishment of new community development tools, increasing housing density and affordable housing near business corridors and frequent transit, as well as addressing public health issues such as tobacco-free parks, smoke-free housing, healthy food retail, and urban agriculture. Policy changes address urban, rural and resource geographies, and topics range from housing, to parks, infrastructure investments, public facilities, economic development, and more. Specific examples are noted below.

Overarching Planning Objectives – ESJ added to the first policy in the entire plan

RP-101

King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, promote equity and social justice, ((maintain)) preserve resource and open space lands, preserve the natural environment, and to protect significant cultural and historic resources.

Overarching Planning Objectives – from evaluating to implementing ESJ

((GP-405)) RP-205 King County will seek to reduce health ~~((disparities))~~ inequities and proactively address issues of equity, social and environmental justice when ~~((evaluating))~~ implementing its land use policies, programs, and practices.

Rural Area and Resource Lands Chapter – expanding representation in decision-making

R 661b King County should expand representation of low income and socially disadvantaged farmers within King County agricultural processes such as the Agriculture Commission, advisory committees, task forces and hiring.

Housing and Human Services – assisting with permanent affordable housing

((U-374)) H-171 King County should support innovative and flexible tools and programs that assist low-income renters to ((remain in)) maintain housing stability or to gain access to permanent affordable housing and private market housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.

Public Facilities and Services Chapter – considering impacts and involving affected communities in siting decisions

F-228 King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts and an assessment of existing facilities should be conducted when siting new facilities. Siting should consider equity, environmental justice and environmental, economic, technical and service area factors and communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area.

Public Facilities and Services Chapter – supporting variable rate structures for low-income communities

F-225a King County should consider provisions for service to low-income households through discount or low-rate fees for [public] services.

F-354 Cable companies should take ~~((affirmative steps to ensure that reasonable services are available regardless of income or the income of other people in the person's neighborhood))~~ proactive steps to ensure that there is widespread availability of cable service and diverse information is available to county residents, especially low-income communities.

Economic Development Chapter – equity in job and career opportunities for youth,

ED-304 King County shall continue to increase equity in jobs and career opportunities for youth through programs such as the Education Engagement Strategy launched by Public Health in 2013, and others.
a. Partner with private businesses, community organizations and educational institutions to provide job shadowing, internship and summer job opportunities for King County youth.
b. Partner with Maritime and Manufacturing industry businesses, and other business sectors, to engage high school students in vocational programs that offer training for living wage industry jobs. Work with these businesses to engage schools in promoting regional opportunities for apprenticeships and internships for high school students.

Other relevant policy changes include U-108, U-201a, R661b, E-221a, H-102, H-149, H-152, H-158, H-202, H-203, P-202, P-134, T-104a, F-108, F-201a, F-221a, F-287, F-271b, F-323, F-358, F-359, ED-303, ED-305, I-101 and I-601.

3. Annexation-related changes

As noted above, annexation of unincorporated urban areas is a key part of the strategy for addressing equity. While a separate fact sheet has been prepared on this issue, some highlights are noted below.

Policy changes: Policy changes for potential annexation areas include promoting high-quality development, increased provision of amenities, coordination with the cities that are affiliated or have a logical nexus for annexation in joint planning and, if there is a commitment to annex, collaboration on a variety of land use planning tools.

Workplan: This new section of the Comprehensive Plan includes an action committing the County, through the Growth Management Planning Council, to reconsider the affiliations shown on the Annexation Area Map as well as revisiting the Joint Planning and Annexation section of the Countywide Planning Policies.

Comments on the Comprehensive Plan from the Council Web Site

Updated May 11, 2016

First Name	Last Name	District	Comment
Molly	Holmes	4	<p>May 9, 2016 The Honorable Dow Constantine 401 5th Ave. Suite 800 Seattle, WA 98104</p> <p>Ms. Lauren Smith Deputy Director for Regional Planning 401 5th Ave. Suite 810 Seattle, WA 98104 RE: Executive Recommended 2016 King County Comprehensive Plan Dear Executive Constantine and Deputy Director Smith: The Seattle-King County Advisory Council on Aging and Disability Services appreciates this opportunity to comment on the Executive Recommended 2016 King County Comprehensive Plan. The Comprehensive Plan will serve as a guide for King County in responding to the needs of an increasingly diverse community, including residents of all ages and abilities, through the plan's emphasis on equity, social justice, and the social determinants of health; inclusion of a new chapter on Housing and Human Services; and policies that promote built and social environments that work for everyone. The County's commitment to serving older adults and people with disabilities is demonstrated by the Plan's support for and recognition of the following policies and programs: Sustainable neighborhoods that allow people to age in place (p 1-16-1-17) Affordable housing and diverse housing choices, including policies designed to address the impending severe shortage of affordable rental housing for low-income seniors (ch 4) Integration of service-enriched housing into community-based settings (ch 4) Affordable housing subsidy programs for older adults and people with behavioral health, cognitive, physical or developmental disabilities (policy H-152) Standards for healthy and accessible housing (policy H-166) Equitable transportation opportunities and amenities for seniors and people with disabilities (p 8-6; policy T-104) Consideration of equity impacts and benefits when planning, developing, and implementing transportation programs, projects, and services (policy T-104a) Workforce development programs to retrain economically displaced older workers (policy ED-301). Our review of the plan identified several opportunities to expand and strengthen this commitment, including: Add language to Chapters 3 and 7 acknowledging the value of rural lands, parks, open spaces, and cultural resources to older adults in promoting health, wellness, and connectedness to our natural and cultural heritage. Coordinate and align with other regional planning efforts, such as the Area Plan on Aging and King County and PSRC's Coordinated Transit-Human Services Transportation Plan. Maximize innovative approaches to solve the County's housing challenges by increasing the stock of housing that works for people of all ages and abilities. Continue to integrate health throughout all chapters of the Plan and conduct a Health Impact Analysis of the Plan to better account for the intersection between public health and growth management planning. The need to plan and prepare for King County's aging population is acute: Individuals over the age of 60 will approach 25 percent of the total population by 2040. The fastest-growing segment of the total population is the oldest old – those 85 and over who are most in need of older adult services. Older populations living</p>
Bonnie	Morrison	3	<p>Terribly interested in stopping the Remlinger Investment Property from using the 4 to 1 plan to take farm land and convert it to tightly packed new housing. This would be adjacent to 70 brand new homes that ate up farm land adjacent to the city of Carnation and boarding Remlinger's proposed sight. Right now I look at the 70 new homes where part of a dairy farm existed for many decades. I live on adjacent land that is part of the hundred year old dairy farm. The new development is beyond an eye sore, nature ripped up for \$\$\$\$. Remlinger Investors have the same idea. Please don't let the friendship between Gary Remlinger and the council member he funds, Lambert, be allowed to take any more of our beautiful land for development. Please help preserve what we are so fortunate to have. Thank you, Bonnie Morrison</p>

Comments on the Comprehensive Plan from the Council Web Site

Updated May 11, 2016

First Name	Last Name	District	Comment
Claudia	Donnelly	9	I would like to see more green building in the May Creek Basin area and to require KC developers to keep mature trees in the area to be developed. In addition, I would like to see KC do more in the WRIA 8 area to prevent storm water runoff from affecting private property owners.
Andy	Tidball		plan that increase the opportunity for residents to live smaller, particularly by making it possible to live in so-called "tiny houses". These houses are generally smaller than even minimum sized manufactured homes, and there is a small but growing movement of people who desire to live in them for a wide variety of reasons. This style of house seems ideal in serving many of King County's housing goals and problems. They are relatively inexpensive to both build and live in, placing their ownership within financial reach of lower income residents. They have been used successfully in several cities to help combat homelessness. They encourage greener living in a variety of ways, such as taking up less space, using fewer resources to build and maintain, and containing less space for excessive consumerism. They allow greater population densities than traditional single family housing, and are ideally suited to the growing segment of the population living in households with fewer people. When organized into planned neighborhoods of tiny houses that include shared spaces and common amenities, they foster strong communities. Despite all of these upsides, it is essentially impossible to legally live in a tiny house in King County. My wife and I considered making an attempt to do so and ultimately gave up. One thing that attracted us to tiny houses was the possibility of building it on a trailer small enough to be towed without a special permit, allowing us to bring our house with us when we move to remain close to employment. Many other tiny house enthusiasts also build on a trailer in order to officially make it a vehicle instead of a house, allowing them to get around various housing codes such as minimum house and room sizes. Unfortunately, in King County this approach leads to the problem of it being illegal to use a vehicle (even an RV) as a permanent residence. Even if we were to overcome those problems, finding a place to put a tiny house is also a major challenge. Long term RV parks might be a possibility, but again permanent dwelling in an RV is illegal. Additionally, they don't tend to be in urban areas with easy access to things like public transit. That problem is generally shared by other potential locations as well, such as manufactured home parks, or rented space in the yard of a single family residence, each of which also have their own additional problems. People interested in tiny houses still want to live in houses that are built to rigorous codes and standards, and in locations for which they are intended, but currently have no choice but to work around the laws and codes rather than within them, simply because no other framework exists. As this movement continues to grow and spread, it will behoove jurisdictions like King County to work with it to develop such a framework in order to capitalize on its many possible benefits. A few other places, such as Portland OR and Asheville NC, are starting to test these waters, and as a result are becoming centers of the tiny house movement. This is a movement whose philosophy, goals, and benefits align well with King County, as evidenced by the fact that the movement is relatively strong in this area even despite the difficulties. I strongly encourage the
Donald	Kupillas	9	Hello, Unfortunately I am unable to attend the meeting in person. I would like to propose that the council focuses on resolving the traffic congestion on Issaquah-Hobart Road. I have attended meetings with Issaquah's traffic task force, however they did not address I-H Road as it is in Unincorporated King County. The idea that was proposed was to add a 3rd lane that is interchangeable between Northbound and Southbound directions. In the mornings, the additional lane can lessen the Northbound congestion. In the afternoon / evenings the additional lane can lessen the Southbound congestion. Having the 3rd lane between Cedar Grove Road and 2nd Ave. SE in Issaquah would alleviate the majority of the traffic issues. Thanks for your consideration. Don Kupillas

TDRs and Transportation Concurrency

King County Comprehensive Plan 2016 Update

In the Transfer development Rights section of the Rural chapter, policy R-323b allows relief from transportation concurrency if 1) TDRs are purchased from a rural site and used in a rural site; both in the same failing travel shed, or 2) without TDRs if certain property ownership and subdivision history has been fulfilled (along with a development condition).

There is a companion policy (T-224) in the Transportation chapter that refers to this topic in the Rural chapter.

1) Discussion

For those of us who live in a failing travel shed, increasing the number of daily road trips makes sense ONLY if the offsetting reason is VERY compelling. Using a TDR from a sending site in the same travel shed is not a compelling reason.

Note that the second part of the policy doesn't even require the purchase of a TDR to get relief from failing concurrency, which means there's no offsetting reason for increasing road trips in a failing travel shed.

The TDR program argues that, when TDRs from the same failing travel shed are used, EVENTUALLY the total number of generated road trips in the travel shed will not have been increased because the sending site sold its development rights (i.e. won't ever generate new road trips).

You might imagine how poorly this logic plays with the residents in the failing travel shed. The perception is this policy is purely to increase demand for the use of TDRs, and provides a barometer of the value the county places on those development rights (i.e. increase traffic where failing concurrency).

a) Rural-to-Rural

R-323b is a rural-to-rural TDR transaction. According to the description in the comprehensive plan, key to the intent and value of the TDR program is the idea of moving development from areas not intended for increased density (e.g. the rural area), to areas intended for increased density (e.g. urban centers).

Although there may be legitimate circumstances where rural-to-rural TDR transfers make sense, the idea of allowing them for relief from failing transportation concurrency is quite a stretch.

b) No receiving site criteria

One of my key criticisms of the TDR program is the lack of receiving site selection criteria. There's actually been a little progress reflected in some new policies in the comprehensive plan. However, the TDR program has thus far been reluctant to actually codify receiving site criteria, whether in policy, county code, or TDR program processes.

Based on the experience the county has getting city jurisdictions to accept TDRs, the receiving criteria appear to fall into three categories: 1) location selection, 1) local benefit, and, in some cases, 3)

R-323 The Rural Area and Natural Resource Land Preservation TDR Program shall include, but is not limited to, the following:

b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase TDRs from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase TDRs;

compensation, in the form of amenities and/or tax offsets (e.g. TDRs reduce potential tax revenue at the sending site and increase potential tax revenue at the receiving sites).

Policy R-323b does not satisfy ANY of these receiving site criteria. This is particularly problematic in a failing travel shed. IF we want to give relief from concurrency, being able to select the source location for new daily road trips will at least allow the option to minimize/avoid new trips that would likely use failing roads.

R-323b also does not attempt to provide any local benefit, other than “taking one for the team” by sacrificing local congestion for the preservation of rural lands.

R-323b does not provide for any discussion about compensation for the increase in traffic (e.g. funding to aid in making the travel shed pass transportation concurrency).

2) Recommendations

a) Concurrency

Transportation concurrency is arguably the most sensitive of all

Transportation Concurrency Travel Sheds
I was a member of the Transportation Concurrency Expert Review Panel (TCERP) when the concept of “travel sheds” was introduced. Viewed by the panel as a significant improvement in the county’s transportation concurrency program, it encapsulated a vision for road travel that recognized a conceptual similarity with water sheds. It makes sense that road travel tends to originate in local neighborhoods and communities, and collect on ever-increasing road capacities; analogous to the idea of tributaries into creeks into rivers.

Seeing road transportation that way sets King County apart from many, if not all other jurisdiction in the Puget Sound Region.

The county’s transportation concurrency program measures travel time along arterial roads in the unincorporated area. If less than 85% of the primary and minor arterial road segments within a travel shed fail Level of Service standards (LOS), the whole travel shed fails.

This makes supreme sense given the county’s travel shed design which, uniquely recognizes that increasing vehicle trips in one area of a travel shed will more than likely impact road segments well away from the new development.

programs to site location for increasing road trips. With more than 15% of the measured arterial road segments failing to meet LOS, odds are good that the new road trips generated by the development will only add to the failing conditions. Currently, the “best” performance among the five failing travel sheds is 71% passing segments; 83% of LOS, making the odds of impacting failing segments likely higher.

R-323b and T-224 have no sensitivity to development site selection within a travel shed, for providing local residents a compelling benefit argument, or for mitigating traffic congestion impacts.

b) Rural-to-rural

There are no documented reasons for rural-to-rural TDRs, which violate the core intent of the TDR program: i.e. moving development from areas where it’s not desired (rural) into areas where it is desired (urban, preferably urban centers). This means there’s no justification for the rural-to-rural component of R-323b and T-224.

R-323b also allows relief from concurrency without the purchase of a TDR, which is irrelevant to the TDR section of the chapter, and exceeds the scope described in transportation concurrency policy, T-224, which only mentions relief by TDR purchase.

T-224 In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights in order to satisfy transportation concurrency requirements.

The perception is that the TDR program has a priority for permanently removing development rights, at the cost of all other criteria and/or impacts. R-323b and T-224, perhaps more than any other, lay bare how far the TDR program is willing to go to get development rights purchased.

Unless and until the TDR program deals with receiving site criteria, and provides justification for rural-to-rural density transfers, R-323b and T-224 should be eliminated from the comprehensive plan.

Greater Maple Valley Unincorporated Area Council
P.O. Box 101
Maple Valley, WA 98038

May 3, 2016

To: King County Council TrEE Committee

Re: 2016 KCCP Update

Chairman Dembowski,

Since early 2015 the Greater Maple Valley Unincorporated Area Council (GMVUAC) has provided inputs to the Executive's Office in its development of its 2016 KCCP Update Public Review Draft (PRD). The GMVUAC subsequently provided comments on the PRD.

We are now reviewing and preparing Written Comments on the Executive's proposed 2016 KCCP Update submitted to the KC Council on March 1 of this year.

Attached is our first set of Written Comments. These deal with **Transportation-related** parts of the Update's Chapters, Appendices, and Attachments. Our comments consist of **CONCERNS** and **RECOMMENDATIONS**.

In early June and July we will submit the remaining sets of Written Comments on **Growth Management-, Economic Development- and Environment-related** parts of the KCCP Update's Chapters, Appendices, and Attachments.

Should you have any questions regarding the attached Written Comments, please contact our Coordinator for the KCCP Update, Peter Rimbos, at 425-432-1332 or primbos@comcast.net. Thank you in advance for your careful consideration of our Written Comments.

Sincerely,

Steve Hiester
Chairman, Greater Maple Valley Unincorporated Area Council

Transportation-related Comments on Proposed 2016 KCCP Update

Chapters

CHAPTER 1—REGIONAL PLANNING (In development; to be submitted in June)

CHAPTER 2—URBAN COMMUNITIES (In development; to be submitted in June)

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS (In development; to be submitted in June)

CHAPTER 4—HOUSING AND HUMAN SERVICES (No review)

CHAPTER 5—ENVIRONMENT (In development; to be submitted in July)

CHAPTER 6—SHORELINE MASTER PROGRAM (No review)

CHAPTER 7—PARKS, OPEN SPACE, & CULTURAL RESOURCES (In development; to be submitted in July)

CHAPTER 8—TRANSPORTATION

1. **T-102** “As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated, coordinated and balanced multimodal transportation system that serves the growing travel needs of the county safely, effectively and efficiently and promotes a decrease in the share of trips made by single occupant vehicles.”

CONCERN: *Regional policies should explore the establishment of County road “networks,” which know no jurisdictional boundaries (similar to State roads), funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, but they inexplicably did not include establishing County road “networks.” We urge the Council to to explore this concept and, therefore, we make the following RECOMMENDATION.*

RECOMMENDATION: *A second sentence should be added to T-102: “King County should explore establishing county-wide “road networks,” which know no jurisdictional boundaries, or a Transportation Benefit District, both funded by all County taxpayers.”*

2. **T-208** “King County shall not add any new arterial capacity in the Rural Area or ~~((natural resource lands))~~ Natural Resource Lands, except for segments of rural regional corridors that pass through ~~((rural or resource lands))~~ Rural Areas and Natural Resource Lands to accommodate levels of traffic between urban areas. Rural regional corridors shall be identified in the Transportation Needs Report (Appendix C) and shall meet all of the following criteria:

- a. Connects one urban area to another, or to a highway of statewide significance that provides such connection, by traversing the Rural Area and Natural Resource Lands;
- b. Classified as a principal arterial;
- c. Carries high traffic volumes (at least 15,000 ADT); and

Transportation-related Comments on Proposed 2016 KCCP Update

- d. *At least half of P.M. peak trips on the corridor are traveling to cities or other counties."*

CONCERN: *Such "rural regional corridors," so designated "to accommodate levels of traffic between urban areas," cannot be sustainably funded simply by Rural Area property taxes. T-208 simply provides a means of identifying such "corridors," but provides no solutions. The same could be said for Policies T-403 and T-407 later in this chapter. They state solutions should be found, yet identify none.*

RECOMMENDATIONS: *Besides RECOMMENDATIONS given under T-102 above, to begin to address the Rural road usage/funding imbalance problem State laws (RCWs 36.78, 46.68, 120-124, & 84.52) could be reviewed for opportunities to enable a more transportation-sustainable allocation of gas tax monies and provide more flexibility in revenues used. Working with the State, some mechanism should be developed, along with incentives, for cities to share revenues with Counties, possibly tied to growth that occurs in the absence of job opportunities. While we understand State law changes are outside the scope of the Comprehensive Plan update, policies herein should explore the Puget Sound Regional Council's (PSRC's) Transportation 2040 user-pays model by providing authority for usage charges, such as tolling key roads and methods to implement such strategies.*

3. **T-212** *"King County shall work with cities for the annexation of county-((owned)) roadways and/or street segments located in the urban area and within or between cities, in order to provide for a consistent level of urban services on the affected roads and reduce the burden on unincorporated taxpayers that are supporting this urban infrastructure."*

RECOMMENDATION: *We strongly support the Executive's recognition of the unsustainable funding problem for unincorporated transportation infrastructure.*

4. II. Providing Services and Infrastructure that Support the County Land Use Vision / ((H)) **G. Concurrency**

CONCERN: *Concurrency must have an enforcement mechanism, be linked to a public dialog, and include "regional" perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise the development approval must be delayed or denied.*

5. **T-224** *"In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights in order to satisfy transportation concurrency requirements."*

We wholly concur with Docket Item #15 to eliminate T-224 as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal. Consequently, we provide the following:

CONCERN: *Within a failing Travel Shed purchasing TDRs should not allow granting of a Concurrency certificate, since traffic is still being added to a failing area. We asked KCDOT if examples exist where T-224 was applied? KCDOT's Ruth Harvey responded the Policy has never been applied. We have*

Transportation-related Comments on Proposed 2016 KCCP Update

communicated with KC DNRP's Darren Greve regarding the TDR program. Consequently, we suggest the following RECOMMENDATIONS:

RECOMMENDATION: *Eliminate Policy T-224, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.*

RECOMMENDATION: *Add a new Policy under Concurrency to address the item the KC Council added to "Scope of Work" as follows:*

T-xxx When conducting concurrency testing, King County shall collaborate with other jurisdictions to ensure infrastructure improvement strategies help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.

6. **P. 8-38:** **IV. Financing Services and Facilities that Meet Local and Regional Goals/ B. Road-Related Funding Capabilities.** Rural Area taxpayers should not be providing diminishing tax monies any more than they already are to enhance or expand urban-to-urban travel corridors. King County should adopt a long-term vision that recognizes the reality of long-term road revenue shortfalls and should act proactively to avoid decreases in future funding levels. Policies herein should be based on such realities in order to be successful. Consequently, we recommend the following :

RECOMMENDATION: *On p. 8-38, add the following to the end of the second paragraph:*

"Without a critical revision to our statewide tax code or the State gas tax jurisdictional distribution formula being modified to reflect the reality that many County roads are used by Urban commuters, it is highly predictable that the tax base for Roads funding will never return to pre-recession values in real terms."

CHAPTER 9—SERVICES, FACILITIES, & UTILITIES (In development; to be submitted in June)

CHAPTER 10--ECONOMIC DEVELOPMENT (In development; to be submitted in June)

CHAPTER 11—COMMUNITY SERVICE AREA PLANNING (No comments)

CHAPTER 12— IMPLEMENTATION (In development; to be submitted in June)

Technical Appendices

Technical Appendix A—CAPITAL FACILITIES (No review.)

Technical Appendix B—HOUSING (No review.)

Technical Appendix C—TRANSPORTATION (No comments.)

Transportation-related Comments on Proposed 2016 KCCP Update

Technical Appendix C1—TRANSPORTATION NEEDS REPORT (TNR)

1. CONCERN:

A great dichotomy exists between growth targets, which are not forecasts, and identifying and addressing transportation needs. Such a gap complicates planning efforts and, as more development occurs, could result in inadequate infrastructure to meet GMA Concurrency requirements. Clearly realistic forecasts, not allocated growth targets, should be the primary information used in Comprehensive Planning and identification of infrastructure needs.

The PSRC states: “No direction is given in the GMA as to the methodology for setting growth targets. Cities and counties have a duty to accommodate the targets, but are provided broad discretion on how they do so.” (“Growth Management by the Numbers,” July 2005, p. 11.) This can result in an opaque process through which cities utilize selective criteria to furnish information they deem relevant or advantageous.

Further, jurisdictions can grossly exceed their growth targets. This was the case in 2012, as a small city in Southeast King County, in one of the fastest growing and heavily congested areas in the State, with a growth target of 1,900 new residences, signed Development Agreements that would eventually bring an additional 6,050 residences, or approximately 20,000 people, into the city. This scenario could easily repeat itself throughout the county and state as long as it remains to each county and its cities to determine what is relevant in developing such projections.

RECOMMENDATION:

Although outside this Comprehensive Plan update, potential solution paths for discussion could include changes in State law to establish criteria that will ensure realistic forecasting, not minimum growth targets, inform Comprehensive Planning and Transportation Needs Reports. The following RCWs could provide such opportunities:

RCW 43.62 -- DETERMINATION OF POPULATIONS -- STUDENT ENROLLMENTS

43.62.035 -- Determining population -- Projections

RCW 36.70A -- GROWTH MANAGEMENT -- PLANNING BY SELECTED COUNTIES & CITIES.

36.70A.040 -- Who must plan -- Summary of requirements—Development regulations must implement comprehensive plans [Requires cities and unincorporated areas to plan for future growth through formation of Comprehensive Plans. In King County, Comprehensive Plans are reviewed/revised every four years with the current target year of 2025. Many King County cities currently are updating their Comprehensive Plans to be completed by June 2015.]

Technical Appendix C2—REGIONAL TRAILS NEEDS REPORT (No comments)

Technical Appendix D—Growth Targets and Urban Growth Area (No comments)

Transportation-related Comments on Proposed 2016 KCCP Update

Technical Appendix R—PUBLIC OUTREACH FOR DEVELOPMENT OF COMPREHENSIVE PLAN (No comments)

Attachments

Attachment—SKYWAY-WEST HILL ACTION PLAN (No review)

Attachment—AREA ZONING STUDIES (In development; to be submitted in June)

Attachment--DEVELOPMENT CODE STUDIES (In development; to be submitted in June)

Attachment—POLICY AMENDMENT ANALYSIS MATRIX (No comments)

Attachment—PUBLIC PARTICIPATION REPORT (No comments)