



**King County**

**Metropolitan King County Council  
Planning, Rural Service and Environment Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	6	<b>Name:</b>	Erin Auzins
<b>Proposed No.:</b>	2018-0153	<b>Date:</b>	September 12, 2018

**SUBJECT**

Proposed Ordinance (PO) 2018-0153 would adopt the 2018 annual cycle update to the 2016 King County Comprehensive Plan (KCCP)<sup>1</sup> and implement the restructure described in Motion 15142.

**SUMMARY**

PO 2018-0153 was transmitted with Proposed Motion (PM) 2018-0154<sup>2</sup> in response to Proviso P2 of Section 5<sup>3</sup> and Proviso P3 of Section 47<sup>4</sup> of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance. The Proposed Ordinance would implement the changes recommended in the Proposed Subarea Planning Program Restructure Plan (Plan) described in Motion 15142, by amending the King County Code (K.C.C.), the 2016 KCCP, and the 2017 Vashon-Maury Island CSA Subarea Plan.

Key elements of the restructure proposal include:

- moving the KCCP from a four-year major update cycle to an eight-year major update cycle;
- shifting the annual timelines for KCCP updates and subarea plans from a March 1 transmittal (with adoption by the end of the same year) to a June 30 transmittal (with adoption by June 30 the following year);
- pausing development and adoption of subarea plans during major KCCP updates;
- extending the subarea planning schedule to include additional planning for urban unincorporated communities; and

<sup>1</sup> Ordinance 18427, as amended in 2017 by Ordinance 18623

<sup>2</sup> Adopted as Motion 15142 on May 7, 2018

<sup>3</sup> Amending Section 19 of Ordinance 18409, the 2017-18 Biennial Budget, related to Performance, Strategy and Budget

<sup>4</sup> Amending Section 88 of Ordinance, 18409, the 2017-18 Biennial Budget, related to Department of Permitting and Environmental Review's General Public Services fund

- hiring two additional subarea planners in DPER.<sup>5</sup>

Committee action on **PO 2018-0153** is currently scheduled to occur at **today's hearing**.<sup>6</sup> At today's briefing, Council staff will brief the chair's striking amendment, which includes modifications to the Executive's proposal by:

- Establishing a two-year update option.
- Authorizing a 2020 KCCP update.
- Allowing amendments of subarea plans as part of an annual update.
- Allowing substantive amendments of KCCP Workplan items as part of an annual update.
- Requiring a Public Review Draft be issued for each KCCP update, including subarea plans, prior to transmittal to the Council.
- Adding language regarding an evaluation of the subarea restructure program at some point in the future.
- Modifying several Workplan Items to update the deadlines for transmittal to Council.
- Modifying the substance of several Workplan Action items.
- Adding new Workplan Action items.

Changes made to the chair's striking amendment since the September 4th meeting include:

- An allowance for unfinished items from the two-year update to be extended into the next year's annual update was removed from the striking amendment.
- Language was added to the requirements for the motion to initiate a two-year update to include in that motion the timelines for the Executive to develop and transmit the two-year update, and for the Council to review and approve the two-year update.
- In Attachment A, language was added to the lead-in text for the Community Service Area subarea planning program to specify that a performance audit of the subarea planning program will occur during of the 2021-2022 biennium.

## **BACKGROUND**

**KCCP update cycles.** 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. It is informed by and must be consistent with the Growth Management Act (GMA). The GMA, policies in the KCCP, and regulations in the King County Code dictate the allowed frequency for considering and adopting updates to the KCCP.

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<sup>5</sup> For reference, a comparison matrix of the current structure and the proposed restructure is included as **Attachment 5** to the staff report.

<sup>6</sup> See **Attachment 4** for full schedule; last updated on September 6, 2018 – subject to change.

The GMA requires that comprehensive plans be reviewed and updated at least once every eight years.<sup>7</sup> The next GMA required update deadline is June 30, 2023. Jurisdictions are allowed, but not required, to update their plans more frequently than the mandated once every eight years update. The GMA does not place restrictions on what changes can be considered during these interim, non-mandated updates, except that comprehensive plans cannot be amended more than once per year.<sup>8</sup>

King County currently performs comprehensive updates to its KCCP once every four years. This is known as the “four-year” or “major update” cycle. The four-year update structure was created in 1998 via the adoption of Ordinance 13147. As required by current regulations in the KCCP and Code, four-year updates are the only time that substantive changes to KCCP policy language and amendments to the Urban Growth Area (UGA) boundary may be considered.<sup>9</sup>

The four-year update structure provides an option for substantive updates during Year Two of the update cycle,<sup>10</sup> known as “midpoint updates.” These midpoint updates allow for adoption of substantive policy changes 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.” This determination must be authorized by a motion adopted by the Council. The motion must also identify the scope of the update and the resources necessary to accomplish the work. Since the current structure was adopted in 1998, the County has not exercised the option for a “midpoint update”.

The four-year structure also allows limited types of amendments to the KCCP to be adopted during years between four-year updates. This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually, it is not required to be reviewed or amended on an annual basis. Annual cycle updates allow for consideration of technical and non-substantive changes, adoption of subarea plans, approval of Four-to-One proposals,<sup>11</sup> and approval of other zoning and/or land use designation changes that do not require substantive policy changes.<sup>12</sup>

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<sup>7</sup> RCW 36.70A.130. Jurisdictions must review and update comprehensive plans by June 30, 2015 and every eight years thereafter.

<sup>8</sup> Except in limited instances as allowed in RCW 36.70A.130.

<sup>9</sup> K.C.C. 20.18.030. 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 follow separate timeline, process, and update requirements. See K.C.C. 20.18.060 and 20.18.070.

<sup>10</sup> K.C.C. 20.18.030.C, defined as updates during “even calendar years”.

<sup>11</sup> A discretionary program that allows for consideration of UGA expansions when land owners voluntary apply to have their land considered, with twenty percent of the land (i.e., the “one”) potentially added to the UGA and the remaining eighty percent (i.e., the “four”) permanently added to the King County Open Space System. See program requirements in Countywide Planning Policies (CPPs) DP- 16 and DP- 17, KCCP Policies U- 185 to U- 190, and K.C.C. 20.18.070, 20.18.170, and 20.18.180.

<sup>12</sup> K.C.C. 20.18.030(B).

The first four-year cycle began with the adoption of the 2000 KCCP.<sup>13</sup> The most recent four-year update occurred in 2016, which was the fifth major plan update under this structure. The 2018 KCCP update in PO 2018-0153 is an annual cycle update. The next major KCCP update is scheduled for adoption in 2020.

**CSA subarea plans.** A CSA subarea plan is a 20-year, multi-discipline, integrated policy document that applies the countywide goals of the KCCP to a smaller geographic area. While CSA subarea plans are bound as stand-alone document, they are elements of and adopted as part of the KCCP.

In the 1980s and 1990s, King County had a robust subarea planning program for unincorporated communities, and subarea plans for most unincorporated communities were adopted by the County during this time. Following the adoption of the GMA in the 1990s, key policies from these individual subarea plans were updated where necessary to comply with the GMA. Those policies were then integrated into the KCCP, and most of the subarea plans were repealed. A few stand-alone subarea plans were adopted as components of the KCCP and are still active planning documents today. These active subarea plans are the Fall City Subarea Plan, West Hill Community Plan, and White Center Community Action Plan.<sup>14</sup> Since the mid-1990s, only minor updates to these remaining subarea plans have been adopted.

Many of the County's unincorporated geographies have experienced significant changes over the last 20 years due to growth and/or annexations and incorporations. After nearly two decades of aging community plans and policies, and in recognition of the long-term service provider and local government role the County plays for remaining unincorporated areas, the County identified the need to re-engage in more detailed long-range planning for these communities. Therefore, in 2014, the County adopted Ordinance 17884, which created a new local subarea planning program within DPER.

**Subarea planning coordination and collaboration.** Prior to 2014, King County Code Chapter 2.16 directed that "managing and coordinating the development and implementation of the county's Comprehensive Plan" was a responsibility of DPER. "Subarea planning" was not mentioned as a unique program or planning element, as the County has not engaged in subarea planning since the mid-1990s. The adoption of Ordinance 17884 in 2014 not only created a subarea planning function in DPER, but also created a new "regional planning" function within PSB.

Ordinance 17884 amended K.C.C. 2.16.025 to reflect that PSB's new regional planning unit would be responsible for long-range planning, including "managing updates to the county's Comprehensive Plan in coordination with" DPER. K.C.C. 2.16.055 was also amended to reflect that DPER would be responsible for local land use planning, including

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<sup>13</sup> via Ordinance 14044

<sup>14</sup> The 1996 Vashon Town Plan was also one of these remaining active subarea plans. That plan was replaced by a new subarea plan for Vashon-Maury Island (adopted in 2017 via Ordinance 18623) that was developed under the new CSA subarea planning program, which will be discussed later in the staff report.

“managing the development and implementation of unincorporated subarea plans in coordination with the regional planning” unit in PSB, and in accordance with KCCP and GMA requirements. These changes formalized the separate but coordinated long-range comprehensive planning roles and local current use subarea planning roles within King County government.

Following adoption of Ordinance 17884, the County’s 2015-2016 Biennial Budget<sup>15</sup> provided new funding for DPER to hire a subarea planner to manage this new local land use planning function. The 2015-16 Budget also authorized funding for PSB to allocate staff for its new long-range planning functions, including the creation of a comprehensive planning manager position within the regional planning unit. The 2015-16 Budget also included a funding proviso<sup>16</sup> that required the Executive to transmit a plan on procedures for how PSB and DPER would coordinate their planning efforts, and to report on implementation of the procedures.

In 2015, Motion 14341 was adopted by the Council, which approved the coordination plan and procedures, as required by the proviso. The roles and procedures outlined in that plan reinforced the separate but coordinated roles outlined in the Code for the two agencies. In addition to the aforementioned code requirement for “coordination”, Motion 14341 states that DPER must also “collaborate” with PSB in the preparation of or amendments to subarea plans.

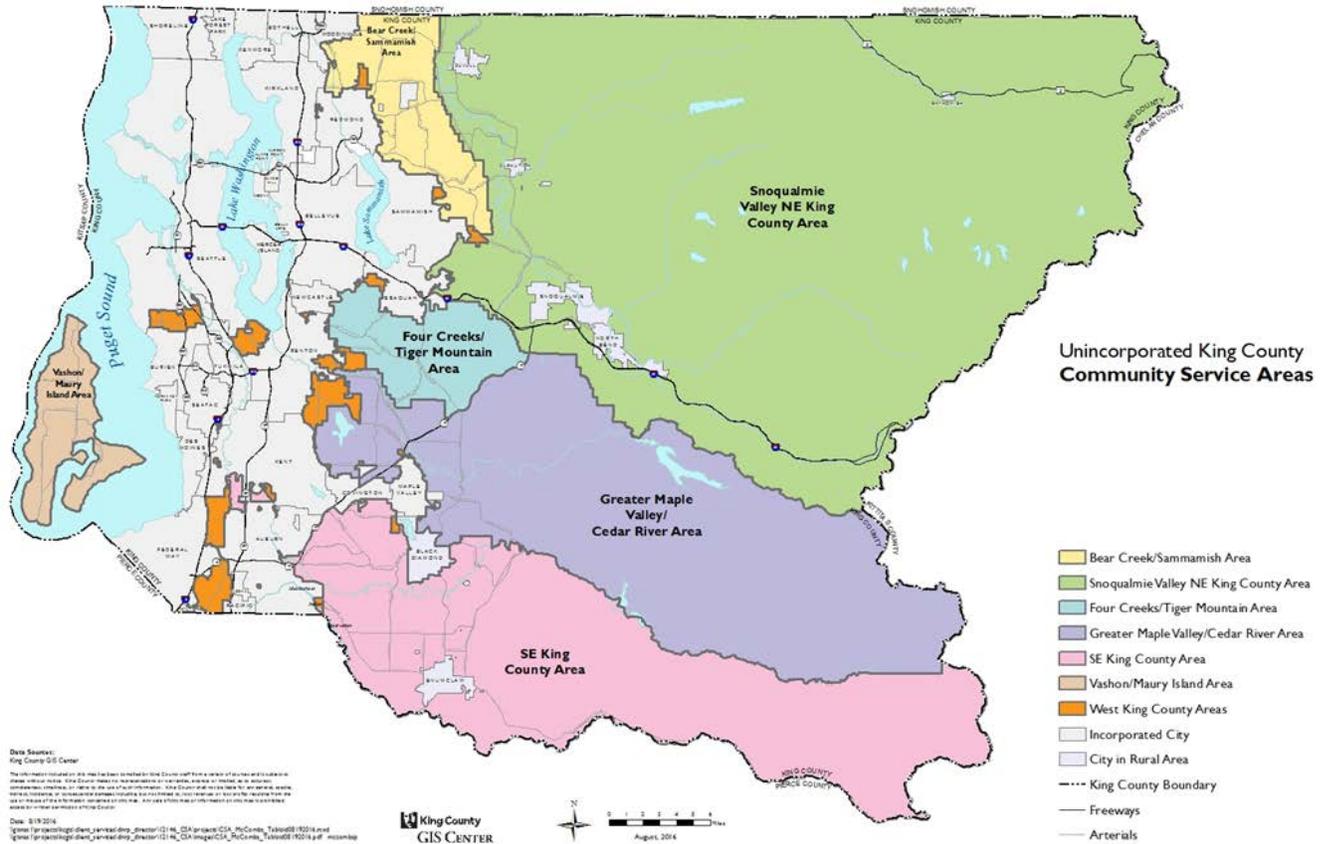
**Subarea planning structure.** The KCCP includes direction for how the new subarea planning program would be implemented. Chapter 11: Community Service Area Subarea Planning states that the County’s unincorporated CSA geographies<sup>17</sup> would be used to identify the program’s planning areas, as depicted in the following map.

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<sup>15</sup> Ordinance 17941.

<sup>16</sup> P1 in Section 18 (Office of Performance, Strategy and Budget) of Ordinance 17941.

<sup>17</sup> As adopted in Ordinance 17415: Bear Creek/Sammamish, Snoqualmie Valley/Northeast King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, Southeast King County, Vashon-Maury Island, and West King County (includes various pockets of urban unincorporated areas).



Chapter 11 also includes a rotating, eight-year subarea planning schedule for each CSA geography, whereby planning would occur in the six rural CSA geographies and in two or three of “West King County CSA” urban unincorporated area communities<sup>18</sup> each eight-year cycle, as shown in the following table.

<sup>18</sup> The specific West King County areas would change each planning cycle. The first eight-year cycle would focus on Skyway-West Hill and North Highline one year, and the Fairwood another year. It is anticipated that the next eight-year cycle would focus on different urban unincorporated areas.

Year <sup>19</sup>	Community Service Area	Other Planning <sup>20</sup>
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

Additionally, in Chapter 12: Implementation, Amendments and Evaluation, 2016 KCCP Workplan<sup>21</sup> Action 1 provides the following direction related to CSA subarea plan development:

**Action 1: Initiation of the Community Service Area Subarea Planning Program.** *Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.*

- *Timeline: Ongoing; the Executive will propose a subarea plan for each area approximately once every seven years based on planning schedule in Chapter 11.*
- *Outcomes: A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, no later than March 1 of the year following the Community Service Area’s planning period.*
- *Lead: Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.*

<sup>19</sup> “Year” identifies the year in which the plan will be developed by the Executive. Transmittal to the Council for possible action would occur the following year.

<sup>20</sup> “Other Planning” includes year in which the Council is considering other pieces of legislation at the same time as Executive development of CSA subarea plans.

<sup>21</sup> The Workplan is comprised of set of “Actions” that are planned to implement the 2016 KCCP.

Based on this, community outreach and CSA subarea plan development would occur for any given geography in the year outlined in the schedule adopted in Chapter 11 and, as directed in Workplan Action 1, will be transmitted to the Council by March 1 of the following year. For example, Vashon-Maury Island CSA Subarea Plan outreach and plan development occurred in 2016 and transmittal occurred in 2017.

**Skyway-West Hill Subarea Plan.** In 2014, the County adopted Motion 14221, which called for a comprehensive update to the 1994 West Hill Community Plan.<sup>22</sup> Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a series of proposed local implementation actions called the Skyway-West Hill Action Plan (SWAP). The SWAP was proposed to be adopted as an addendum to the existing 1994 Community Plan during the 2016 update of the KCCP.<sup>23</sup> No policy changes to the Community Plan were included in the proposed SWAP.

The SWAP was a community-developed document, and was drafted prior to the adoption of the new subarea planning program framework in the 2016 KCCP. The SWAP process did not include comprehensive review and/or updates to the underlying Community Plan, which was not consistent with Motion 14221 or the underlying subarea planning program goals. Additionally, a variety of policy issues, such as substantive budgetary impacts, were identified during Council review of the transmitted SWAP. As a result, the SWAP was not adopted as part of the 2016 KCCP. Instead, the 2016 KCCP directed the Executive to work with the community to review the proposed SWAP and to comprehensively update the Community Plan within the context of the subarea planning program. The KCCP currently includes a March 1, 2018 deadline for transmittal of the subarea plan.<sup>24</sup> However, due to the adoption of the budget provisos that will be discussed later in the staff report, Executive work on development of the Skyway-West Hill subarea plan has not begun and, as such, the plan has not yet been transmitted.

**Vashon-Maury Island Subarea Plan.** In 2017, the Council reviewed and adopted the first subarea plan created under the new CSA subarea planning program: the Vashon Maury-Island CSA Subarea Plan.<sup>25</sup> Community outreach and plan development by the Executive began in early 2016. The plan was scheduled to be transmitted to the Council on March 1, 2017. However, community outreach and plan development became a 15-month long process, and the proposed subarea plan was transmitted on July 21, 2017. The transmitted plan was a robust document that included adoption of many new policies across all policy areas of the KCCP: land use; rural area and natural resource lands; housing and human services; environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. An implementation matrix was also

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<sup>22</sup> Adopted in 1993 via Ordinance 11166. Only minor map and zoning amendments to the Community Plan have been adopted since 1993.

<sup>23</sup> Included as Attachment J to the Executive's transmitted 2016 KCCP.

<sup>24</sup> As part of the 2018 annual cycle KCCP update. 2016 KCCP, as amended, Chapter 11, pages 11-40 and 11-41.

<sup>25</sup> Attachment A to Ordinance 18623.

included that outlined one or more “actions” for implementation of each individual policy in the subarea plan.

Council review of the plan identified several areas of substantive policy issues in the transmittal, including inconsistency with the GMA, inconsistency with adopted KCCP policies, changes to current countywide and area-specific policy direction, potential for unanticipated County responsibilities, King County budget impacts, and service implications countywide and/or for other CSA geographies.

As called for by the King County Code and Motion 14341, the subarea plan was primarily developed and prepared by DPER. However, both the Code and Motion 14341 also required the subarea plan to be developed in coordination and collaboration with PSB. Given the GMA and KCCP consistency issues that were highlighted during Council review of the proposed plan, it became apparent that the required coordination and collaboration between DPER and PSB may not have occurred as required. Similarly, review for consistency with adopted budget direction – including consideration of existing and planned programmatic work, capital plans, and projects for the subarea – also did not appear to have occurred.

As a result, a striking amendment to the transmitted plan was developed, which addressed the various policy, budget, programmatic, and services issues identified during Council review of the transmittal. The striking amendment and proposed legislation, as amended, were approved by the Transportation, Economy and Environment Committee on October 17, 2017, with final adoption occurring at the full Council on December 4, 2017. The adopted plan also included a Workplan with three action items for implementation of the subarea plan.

**2017-18 King County Budget subarea planning provisos.** Following Council review of the proposed 2016 SWAP and the transmitted 2017 Vashon-Maury Island CSA Subarea Plan, the Council identified the need for the County to reassess the subarea planning program, including the program’s structure and schedule, the elements of subarea plans, and interdepartmental roles in the development of subarea plans. As a result, Proviso P2 of Section 5 and Proviso P3 of Section 47 of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance, were adopted in November 2017.

The two provisos restricted \$200,000 each from DPER’s and PSB’s budgets, and directed that no funds could be expended on subarea planning activities, unless and until the Council acts on the motion to approve the proviso response. The key elements of the subarea planning program restructure plan called for in the provisos were as follows.

- A. Consistency.** Methods to ensure subarea plans will be consistent with existing laws, policies, and adopted budget direction.
- B. DPER and PSB coordination.** Recommendations for coordination and collaboration between DPER and PSB’s Regional Planning Unit in the development of subarea plans.

- C. Departmental consultation.** Methods to ensure subarea plans will be developed in consultation with and with concurrence by other County departments.
- D. Schedule.** Evaluation of potential changes to the subarea planning schedule to ensure sufficient time to complete plan development and adoption, including considering whether subarea plans should be developed and/or adopted at the same time as major KCCP updates are developed and/or adopted.

It is worth noting that the adopted 2016 KCCP stated that the County will evaluate “scheduling major [KCCP] updates in odd calendar years, in consideration of the County’s biennial budget cycle.”<sup>26</sup> Under the current update schedule, Council consideration of the Executive’s proposed 2016 KCCP update overlapped with Council consideration of the Executive’s proposed 2017-18 Biennial Budget. This KCCP language directs evaluation of whether future major KCCP updates should occur in the year between adoption of the biennial budget. In this context, it was anticipated that evaluation of any potential changes to the subarea planning schedule called for in the budget provisos would be assessed in conjunction with potential changes to the underlying KCCP update schedule.

The full proviso language is included here for reference.

Proviso P2 of Section 5, Ordinance 18602 – Performance, Strategy and Budget

*Of this appropriation, \$200,000 shall not be expended or encumbered, and no funds shall be expended or encumbered on Community Service Area subarea planning except for responding to this proviso, until the executive transmits a plan to restructure the Community Service Area subarea planning program, a motion that should approve the plan, and an ordinance that implements changes recommended by the plan to the King County Comprehensive Plan and the King County Code and references the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion and a motion approving the plan is passed by the council.*

*The plan shall include, but not be limited to:*

*A. Methods to ensure that the subarea plans that are transmitted to the council will be consistent with:*

- 1. Current state law, the Countywide Planning Policies and the King County Comprehensive Plan; and*
- 2. Adopted county budget direction and appropriations, or if it will not be consistent, methods to both provide clarity where the plan would require additional appropriation to accomplish and to prioritize actions within the individual Community Service Area subarea plans, across all the Community Service Area subarea plans, and with other county budget priorities;*

*B. An evaluation of existing and recommendation for future coordination and collaboration between the department of permitting and environmental review and the office of performance, strategy and budget occurs, as required by K.C.C. 2.16.025 and 2.16.055 and Motion 14341. If changes to the King*

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<sup>26</sup> 2016 KCCP welcome letter

County Code are recommended to improve this coordination and collaboration, an ordinance implementing those changes shall be transmitted by the executive;

C. Methods to ensure that other departments are consulted in the Community Service Area subarea planning process and concur with the recommended policies and implementing actions proposed in the executive-recommended subarea plans; and

D. An evaluation of the current proposed Community Service Area subarea planning schedule in Chapter 11 of the 2016 King County Comprehensive Plan, including whether one year is sufficient time to complete all necessary aspects the Community Service Area subarea plans, such as: communing engagement and outreach; coordination, collaboration and consultation between King County departments; and refining recommendations to ensure compliance with the law. The evaluation shall also include consideration of modifying the Community Service Area subarea planning schedule to eliminate a Community Service Area subarea plan being transmitted as part of, or with, a major update to the King County Comprehensive Plan. If changes to the schedule or scope of the Community Service Area subarea planning program is recommended, an ordinance that implements those changes shall be transmitted by the executive.

The executive should file the plan, motion and ordinance required by this proviso by March 1, 2018, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

#### Proviso P3 of Section 47, Ordinance 18602 – DPER General Public Services

Of this appropriation, \$200,000 shall not be expended or encumbered, and no funds shall be expended or encumbered on Community Service Area subarea planning except for responding to this proviso, until the executive transmits a plan to restructure the Community Service Area subarea planning program, a motion that should approve the plan, and an ordinance that implements changes recommended by the plan to the King County Comprehensive Plan and the King County Code and references the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion and a motion approving the plan is passed by the council.

The plan shall include, but not be limited to:

A. Methods to ensure that the subarea plans that are transmitted to the council will be consistent with:

1. Current state law, the Countywide Planning Policies and the King County Comprehensive Plan; and

2. Adopted county budget direction and appropriations, or if it will not be consistent, methods to both provide clarity where the plan would require additional appropriation to accomplish and to prioritize actions within the

*individual Community Service Area subarea plans, across all the Community Service Area subarea plans, and with other county budget priorities;*

*B. An evaluation of existing and recommendation for future coordination and collaboration between the department of permitting and environmental review and the office of performance, strategy and budget occurs, as required by K.C.C. 2.16.025 and 2.16.055 and Motion 14341. If changes to the King County Code are recommended to improve this coordination and collaboration, an ordinance implementing those changes shall be transmitted by the executive;*

*C. Methods to ensure that other departments are consulted in the Community Service Area subarea planning process and concur with the recommended policies and implementing actions proposed in the executive-recommended subarea plans; and*

*D. An evaluation of the current proposed Community Service Area subarea planning schedule in Chapter 11 of the 2016 King County Comprehensive Plan, including whether one year is sufficient time to complete all necessary aspects the Community Service Area subarea plans, such as: communing engagement and outreach; coordination, collaboration and consultation between King County departments; and refining recommendations to ensure compliance with the law. The evaluation shall also include consideration of modifying the Community Service Area subarea planning schedule to eliminate a Community Service Area subarea plan being transmitted as part of, or with, a major update to the King County Comprehensive Plan. If changes to the schedule or scope of the Community Service Area subarea planning program is recommended, an ordinance that implements those changes shall be transmitted by the executive.*

*The executive should file the plan, motion, and ordinance required by this proviso by March 1, 2018, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.*

The Council approved Motion 15142 on May 7, 2018, which approved the Executive's Plan. Proposed Ordinance 2018-0153 would implement the changes recommended by the Plan. The ordinance proposes to implement the changes recommended in the Plan via amendments to the King County Code, the 2016 KCCP in Attachment A, and the 2017 Vashon-Maury Island CSA Subarea Plan in Attachment B.

## **ANALYSIS**

**Comprehensive planning cycle.** Proposed Ordinance 2018-0153 would change the current major KCCP update cycle from once every four years to once every eight years. The next major KCCP update is proposed to be adopted in **2023**, rather than 2020 under the current four-year cycle. The Plan notes that the intent of this change is to: increase capacity to focus on the current interest in local subarea planning, service delivery, and

plan implementation; and to align with the 2023 GMA-required comprehensive plan update deadline and other forthcoming regional planning efforts. Additionally, leading up to the 2023 update deadline, the following regional planning activities will occur:

- the Puget Sound Regional Council (PSRC) is updating its VISION 2040 plan, which includes the Multicounty Planning Policies (MPPs) and the Regional Growth Strategy, which is scheduled for adoption in May 2020;
- the Growth Management Planning Council (GMPC) will then update the Countywide Planning Policies (CPPs) and countywide growth targets in 2021 to reflect the new VISION plan; and
- the next Buildable Lands Report is due by June 2021.

These forthcoming planning activities are timed so as to inform the comprehensive plan updates for all Puget Sound jurisdictions that are due by June 2023.<sup>27</sup> The County's current four-year update cycle does not directly align with the eight-year GMA cycle; King County's GMA mandated plan updates are currently adopted three years before the deadline. For example, the County adopted a major KCCP in 2012 to meet the 2015 GMA mandated update. Under the current planning cycle, the 2020 KCCP would be adopted to meet the 2023 GMA mandated update. The County could choose to adopt a major update sooner than 2023, but the KCCP would need to be updated again to reflect the three regional planning activities above - which may have staff resource and/or subarea planning schedule impacts, especially if the Council approves an 8 year cycle that does not begin in 2023.

**Midpoint updates.** The Council may wish to consider what the appropriate interval for major updates should be (such as a four-year or eight-year cycle) in the context of midpoint update options. Similar to the current structure, the transmittal proposes to continue to allow a midpoint update option, whereby substantive KCCP policy changes could be allowed outside of the regular major update schedule. This is proposed to occur at the midpoint of the eight-year cycle (i.e. Year Four of the cycle), and is similar to the existing allowance of substantive changes during a midpoint of the current four-year cycle (i.e. Year Two of the cycle).

Under both the current and proposed regulations, midpoint updates are only allowed if: 1) "the County determines that the purposes of the Comprehensive Plan are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data"; 2) this determination is authorized by motion; and 3) resources necessary to accomplish the work are available and fiscal impacts are evaluated. Consideration of UGA amendments are not allowed in either the current or the proposed midpoint option, except for Four-to-One proposals. If an eight-year major update cycle is selected, the Council may wish to consider whether should there be more flexibility in the threshold for and/or expansion of the allowed scope of midpoint updates.

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<sup>27</sup> All jurisdictions in Snohomish, King, and Pierce Counties must update their comprehensive plans by 2023. Plan updates for jurisdictions in Kitsap County are due the following year. Other regions in the state also have their respective GMA deadlines for plan updates.

**Subarea planning cycle.** The current subarea planning schedule requires that subarea plan development and adoption occur while development and adoption of major KCCP updates occur. The Plan proposes to not develop a subarea plan while the Executive is developing a major KCCP update. Similarly, the Plan proposes that Council would not consider adoption of a subarea plan while the Council is deliberating on adoption of a major KCCP update. The Plan notes that the intent of this proposed change is to increase staffing capacity during the development and review of each plan. The Plan states that this increased staff capacity would improve the coordination and collaboration between DPER and PSB, as called for in the Code and Motion 14341, as well as with other departments.

The Plan also proposes to include identified planning dates for the five largest urban unincorporated Potential Annexation Areas (PAAs) in the West King County CSA. The Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA are already included in the current planning cycle. The East Renton Plateau PAA and East Federal Way PAA are proposed to be new additions to the subarea planning schedule. The North Highline PAA is also proposed to have a separate, dedicated planning period – rather than having plan development and adoption occur at the same time as the Skyway-West Hill PAA plan, as the current planning schedule calls for.

When taken together, these proposals would result in an extension of the current subarea planning schedule, as shown in the following table.

Current			Proposed		
Geography	Development	Adoption	Geography	Development	Adoption
Vashon-Maury Island CSA	2016-17	2017	Vashon-Maury Island CSA	2016-17	2017
Skyway-West Hill PAA + North Highline PAA	2017-18	2018	Skyway-West Hill PAA	2018-19	2019-20
			North Highline PAA	2019-20	2020-21
Snoq. Valley/NE King County CSA	2018-19	2019	Snoq. Valley/NE King County CSA	2020-21	2021-22
<b>Major KCCP Update +</b> Greater Maple Valley/Cedar River CSA	2019-20	2020	<b>Major KCCP Update</b>	2021-22	2022-23
			Greater Maple Valley/Cedar River CSA	2022-23	2023-24
Fairwood PAA	2020-21	2021	Fairwood PAA	2023-24	2024-25
Bear Creek/Sammamish CSA	2021-22	2022	Bear Creek/Sammamish CSA	2024-25	2025-26

Current			Proposed		
Southeast King County CSA	2022-23	2023	Southeast King County CSA	2025-26	2026-27
<b>Major KCCP Update +</b> Four Creeks/ Tiger Mountain CSA	2023-24	2024	Four Creeks/ Tiger Mountain CSA	2026-27	2027-28
			East Renton PAA	2027-28	2028-29
			Federal Way PAA	2028-29	2029-30
			<b>Major KCCP Update</b>	2029-30	2030-31

The current structure has an **eight-year** comprehensive and subarea planning calendar – whereby, the first round of subarea plans would be completed and adopted by **2024** but would only include three of the five major PAAs. The transmittal proposes a **fourteen-year** comprehensive and subarea planning calendar – whereby, the first round of subarea plans would be completed and adopted by **2030** and would include planning for all five major PAAs. While the Executive’s proposal would delay completion of the first round of planning, it does not appear that the current 2024 timeline could be achieved without significant increases in staff resources, substantive changes to the scope of the subarea planning program, and/or an increased chance that transmitted plans have similar issues to those identified during the review of the Vashon-Maury Island plan. The timing for development of subarea plans for the two remaining major PAAs beyond 2024 is also not addressed under the current calendar.

**Workplan impacts.** As a result of the new planning schedule outlined above, the Plan also proposes to make a variety of changes to existing Workplan items in the 2016 KCCP and 2017 Vashon-Maury Island CSA Subarea Plan.

For **2016 KCCP Workplan items** that contemplated potential amendments to the KCCP during the next major update in 2020,<sup>28</sup> the transmittal proposes to add general language to each, which states the Executive will work with the Council to determine whether any KCCP amendments resulting from the Workplan item are appropriate for inclusion in a KCCP update prior to the 2023 major KCCP update. Similar language is also proposed for Workplan items related to the GMPC.<sup>29</sup> The Council may wish to work with the Executive to make this determination now, where possible, and amend the Workplan timelines as part of PO 2018-0153. Adopting updated timelines now could improve clarity for the public, as well as establish clear expectations for the Council and Executive. However, it may not be possible to make this determination for some Workplan items until

<sup>28</sup> Actions 3, 4, 6, 8 and 13.

<sup>29</sup> Actions 14, 15, and 16.

after the analysis called for in the Workplan is complete. Council staff would need to work with Executive staff to evaluate each item if more specificity is desired by the Council.

In the **2017 Vashon-Maury Island CSA Subarea Plan**, the County adopted VMI Workplan Action 1, which called for a review and update of current Special District Overlays (SDOs) and property-specific (P-Suffix) development conditions across the Island. The current deadline for completion of this review and transmittal of any proposed changes is December 31, 2018. The Executive proposes to change this date to June 30, 2022. The Plan notes that the intent of this change is to align subarea planning staff capacity with the new subarea planning calendar. The Plan proposes that the review by subarea planning staff called for in this Workplan item would occur during development of the 2023 major KCCP update, rather than during development of a subarea plan for one of the other geographies. The new proposed date would delay transmittal of the Workplan response by 3 ½ years. The Council may wish to consider whether this change is consistent with the Council-adopted timelines for planning on Vashon-Maury Island.

**Timing.** Council consideration of the Proposed Ordinance will need to occur consistent with the following GMA and KCCP planning requirements and timelines, will result in additional time to review and act on the Proposed Ordinance than is needed for the Proposed Motion. The requirements are as follows:

- limitations on only amending the KCCP once per year, which means any additional 2018 KCCP amendments not related to the proposed changes outlined above will need to be considered as part of or concurrent with the Proposed Ordinance;
- allowing for “early and continuous” public engagement on the proposed changes;<sup>30</sup> and
- meeting various public noticing requirements.<sup>31</sup>

The current **schedule** for review of the Proposed Ordinance is included as **Attachment 4** to the staff report.<sup>32</sup> The Committee is scheduled to take action on the Proposed Ordinance at this meeting, on **September 12<sup>th</sup>**. Any Council-desired substantive changes to any element of the proposed restructure should also be considered at that time.

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<sup>30</sup> 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, including development or amendment of subarea plans and any implementing development regulations.

<sup>31</sup> Requirements include: newspaper advertising 30 days in advance of the public hearing, mailed notice to properties within 500 feet of any zoning change 30 days in advance of the public hearing, and a 30-day public comment period on the SEPA determination. The timeline would also need to include staff time needed to produce the necessary public documents in advance of the 30-day deadlines.

<sup>32</sup> Last updated on September 6, 2018 – subject to change

## AMENDMENTS

A chair's striking amendment, S1, has been prepared, and is included as **Attachment 6** to the staff report. A detailed Effect Statement is included in the striking amendment, and at a high level, the substantive changes proposed in the striking amendment include:

- Establishes a two-year update option. Requires a motion to be passed with a scope of work; allows substantive policy changes; and allows urban growth area boundary changes.
- Authorizes a 2020 KCCP update. A scoping motion would be transmitted by the Executive by January 2, 2019. The Council would have until February 28, 2019 to amend/adopt the scoping motion. The 2020 update would be transmitted by September 28, 2019, and the Council would have until June 30, 2020 to adopt the 2020 KCCP update.
- Allows amendments of subarea plans as part of an annual update.
- Allows substantive amendments of KCCP Workplan items as part of an annual update.
- Requires a Public Review Draft be issued for each KCCP update, including subarea plans, prior to transmittal to the Council.
- Adds language regarding an evaluation of the subarea restructure program at some point in the future.
- Modifies several Workplan Items to update the deadlines for transmittal to Council.
- Modifies the substance of Workplan Action 1, 8, 12, 13 and 17.
- Adds new Workplan Action 14 regarding the 2020 KCCP Update.
- Adds new Workplan Action 15 regarding review of service delivery of unincorporated area services and briefings at Council committee meetings.
- Adds new Workplan Action 16 regarding Streamlining the Comprehensive Plan.

Since the September 4<sup>th</sup> PRE meeting, the following changes have been made to the chair's striking amendment:

- An allowance for unfinished items from the two-year update to be extended into the next year's annual update was **removed** from the striking amendment.
- Language was **added** to the requirements for the motion to initiate a two-year update to include in that motion the timelines for the Executive to develop and transmit the two-year update, and for the Council to review and approve the two-year update.
- In Attachment A, language was **added** to the lead-in text for the Community Service Area subarea planning program to specify that a performance audit of the subarea planning program will occur during of the 2021-2022 biennium.

A title amendment is also in the packet, in **Attachment 7**. The title amendment conforms the title to the changes made in the chair's striking amendment S1.

**Attachment 5** includes a description of each element of the restructure Plan, with a comparison of the existing code, the Executive's transmittal, and the striking amendment.

**Attachment 8** includes a redline version of the chair's striker, including the Proposed Ordinance, Attachment A, and Attachment B.

### **ATTACHMENTS**

1. Proposed Ordinance 2018-0153 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. 2018 Comprehensive Plan Update Schedule, last updated September 6, 2018
5. Matrix of current, Executive proposed, and Chair's striker planning structures
6. Chair's Striking Amendment S1 (with attachments)
7. Title Amendment T1
8. Redline version of S1 (with attachments)

### **INVITED**

1. Lauren Smith, Director, Regional Planning, Office of Performance, Strategy and Budget
2. Jim Chan, Acting Director, Department of Permitting and Environmental Review

### **LINKS**

**All components of the transmitted 2018 update to the 2016 KCCP, as well as additional information about the Council's review of the proposal, can be found at:**

**<https://www.kingcounty.gov/council/CompPlan/2018compplan>**

The components of the proposed legislation and their attachments include:

- Proposed Ordinance 2018-0153
- Attachment A – 2018 Amendments to 2016 King County Comprehensive Plan
- Attachment B – Amendments to 2017 Vashon-Maury Island Community Service Area Subarea Plan

Also included are supporting documents included in the transmittal package, which do not get adopted as part of the legislation but provide useful information:

- Transmittal Letter
- Plain Language Summary
- I-207 Policy Analysis Matrix

- Regulatory Note
- Fiscal Note

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# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

August 29, 2018

### Ordinance

**Proposed No.** 2018-0153.1

**Sponsors** Lambert

1 AN ORDINANCE relating to comprehensive planning;  
2 amending Ordinance 263, Article 1 (part), as amended, and  
3 K.C.C. 20.08.060, Ordinance 263, Article 2, Section 1, as  
4 amended, and K.C.C. 20.12.010, Ordinance 12061, Section  
5 4, as amended, and K.C.C. 20.12.325, Ordinance 13147,  
6 Section 19, as amended, and K.C.C. 20.18.030, and  
7 Ordinance 13147, Section 20, as amended, and K.C.C.  
8 20.18.040, Ordinance 3688, Section 813, as amended, and  
9 K.C.C. 20.18.056, Ordinance 13147, Section 22, as  
10 amended, and K.C.C. 20.18.060, Ordinance 13147, Section  
11 23, as amended, and K.C.C. 20.18.070, Ordinance 13147,  
12 Section 24, as amended, and K.C.C. 20.18.080, Ordinance  
13 13147 Section 30, as amended, and K.C.C. 20.88.140, and  
14 Ordinance 14047, Section 9, as amended, and K.C.C.  
15 20.18.170 and adding a new section to K.C.C. chapter 20.08.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 **SECTION 1. Findings:**

18 A. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as  
19 amended by Ordinance 18062, Section 5, Proviso P2, requires the executive to transmit a

20 plan to restructure the Community Service Area subarea planning program, a motion to  
21 approve the plan, and an ordinance that implements changes recommended by the plan to  
22 the King County Comprehensive Plan and the King County Code.

23 B. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as  
24 amended by Ordinance 18062, Section 47, Proviso P3, requires the executive to transmit  
25 a plan to restructure the Community Service Area subarea planning program, a motion to  
26 approve the plan, and an ordinance that implements changes recommended by the plan to  
27 the King County Comprehensive Plan and the King County Code.

28 C. This ordinance implements the changes recommended by the plan by  
29 amending the King County Code and amending the King County Comprehensive Plan.

30 D. The plan calls for the Community Service Area subarea planning program to  
31 complete one plan every two years with the exception of the year in which a major update  
32 to the King County Comprehensive Plan is completed.

33 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King  
34 County, to complete a review of its comprehensive plan on or before June 30, 2015, and  
35 every eight years thereafter. This means the next major review and update of the King  
36 County Comprehensive Plan is to be completed by June 30, 2023.

37 F. The major update of the King County Comprehensive Plan is shifted to an  
38 eight-year cycle to expedite the subarea plans and to match the schedule established in  
39 RCW 36.70A.130(5)(a).

40 G. The shift to an eight-year cycle allows the county to more closely collaborate  
41 with the cities in King County, to implement VISION 2050, with an expected approval  
42 date of May 2020, and to plan for growth in accordance with growth targets that will

43 subsequently be established in the King County Countywide Planning Policies.

44 H. The King County Code allows annual amendments to the King County  
45 Comprehensive Plan in accordance with the Washington state Growth Management Act,  
46 chapter 36.70A RCW.

47 I. The 2016 King County Comprehensive Plan, adopted by King County  
48 Ordinance 18427, was a four-year cycle amendment, which was amended in 2017 by  
49 Ordinance 18623 adopting the Vashon-Maury Island Community Service Area Subarea  
50 Plan.

51 J. The amendment to the Vashon-Maury Island Community Service Area  
52 Subarea Plan contained in Attachment B to this ordinance shifts the transmittal date from  
53 December 31, 2018 to June 30, 2021 for Workplan Action 1, which involves the review  
54 of the property-specific development conditions and special district overlays on Vashon-  
55 Maury Island.

56 K. The amendments to policies and text contained in Attachments A and B to this  
57 ordinance constitute the 2018 annual amendment to the King County Comprehensive  
58 Plan.

59 SECTION 2. The amendments to the King County Comprehensive Plan 2016  
60 contained in Attachment A to this ordinance are hereby adopted as amendments to the  
61 2016 King County Comprehensive Plan as amended in 2017 by Ordinance 18623.

62 SECTION 3. Ordinance 263, Article 1 (part), as amended, and K.C.C. 20.08.060  
63 are hereby amended to read as follows:

64 "Subarea plan" means detailed local land use plan (~~(which)~~) that implements and is  
65 an element of the ~~((e))~~Comprehensive ~~((p))~~Plan containing specific policies, guidelines and

66 criteria adopted by the council to guide development and capital improvement decisions  
67 within specific subareas of the county. The subareas of the county shall consist of ~~((distinct~~  
68 ~~communities, specific geographic areas or other types of districts having unified interests or~~  
69 ~~similar characteristics within the county. Subarea plans may include: community plans,~~  
70 ~~which have been prepared for large unincorporated areas;)) community service areas and  
71 potential annexation areas ~~((plans)), which ((have been prepared for)) are urban areas that~~  
72 ~~are designated for future annexation to a city((; neighborhood plans, which have been~~  
73 ~~prepared for small unincorporated areas; and plans addressing multiple areas having~~  
74 ~~common interests)))). The relationship between the 1994 King County Comprehensive Plan~~  
75 and subarea plans is established by K.C.C. 20.12.015.~~

76 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.08 a  
77 new section to read as follows:

78 "Subarea study" means a study that is required by a policy in the Comprehensive  
79 Plan to evaluate a proposed land use change. The Comprehensive Plan policies and  
80 accompanying text shall guide the scope and content of the subarea study.

81 SECTION 5. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
82 20.12.010 are hereby amended to read as follows:

83 A. Under the King County Charter, the state Constitution and the Washington state  
84 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King  
85 County Comprehensive Plan via Ordinance 11575 and declared it to be the Comprehensive  
86 Plan for King County until amended, repealed or superseded. The Comprehensive Plan has  
87 been reviewed and amended multiple times since its adoption in 1994. Amendments to the  
88 1994 Comprehensive Plan to-date are currently reflected in the 2016 King County

89 Comprehensive Plan, as adopted in Ordinance 18427 (~~and~~), as amended by Ordinance  
90 18623 and this ordinance. The Comprehensive Plan shall be the principal planning  
91 document for the orderly physical development of the county and shall be used to guide  
92 subarea plans, functional plans, provision of public facilities and services, review of  
93 proposed incorporations and annexations, development regulations and land development  
94 decisions.

95 SECTION 6. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325 are  
96 hereby amended to read as follows:

97 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated  
98 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment B  
99 to this ordinance, is adopted as a subarea plan and an element of the 2016 King County  
100 Comprehensive Plan and, as such, constitutes official county policy for the geographic area  
101 of unincorporated King County defined plan.

102 SECTION 7. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby  
103 amended to read as follows:

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

- 109 1. Emergencies;
- 110 2. An appeal of the plan filed with the Central Puget Sound Growth Management  
111 Hearings Board or with the court;

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

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

116           5. The adoption or amendment of a shoreline master program under chapter 90.58  
117 RCW.

118           B. Every year the Comprehensive Plan may be amended to address technical  
119 updates and corrections, and to consider amendments that do not require substantive  
120 changes to policy language, ~~((changes to the priority areas map,))~~ or do not require changes  
121 to the urban growth area boundary, except as permitted in subsection B.9. and 11. of this  
122 section. This review may be referred to as the annual cycle. The Comprehensive Plan,  
123 including subarea plans, may be amended in the annual cycle only to consider the  
124 following:

125           1. Technical amendments to policy, text, maps or shoreline designations;

126           2. The annual capital improvement plan;

127           3. The transportation needs report;

128           4. School capital facility plans;

129           5. Changes required by existing Comprehensive Plan policies;

130           6. Changes to the technical appendices and any amendments required thereby;

131           7. Comprehensive updates of subarea plans initiated by motion;

132           8. Changes required by amendments to the ~~((e))~~Countywide ~~((p))~~Planning

133 ~~((p))~~Policies or state law;

134           9. Redesignation proposals under the four-to-one program as provided for in this

135 chapter;

136 10. Amendments necessary for the conservation of threatened and endangered

137 species;

138 11. Site-specific land use map amendments that do not require substantive change

139 to ~~((e))~~Comprehensive ~~((p))~~Plan policy language and that do not alter the urban growth

140 area boundary, except to correct mapping errors;

141 12. Amendments resulting from subarea studies required by ~~((e))~~Comprehensive

142 ~~((p))~~Plan policy that do not require substantive change to ~~((e))~~Comprehensive ~~((p))~~Plan

143 policy language and that do not alter the urban growth area boundary, except to correct

144 mapping errors;

145 13. Changes required to implement a study regarding the provision of wastewater

146 services to a Rural Town. The amendments shall be limited to policy amendments and

147 adjustment to the boundaries of the Rural Town as needed to implement the preferred

148 option identified in the study; ~~((or))~~

149 14. Adoption of community service area subarea plans;

150 15. Amendments to the Comprehensive Plan update schedule that respond to

151 ordinances and improve alignment with the timing requirements in the Washington state

152 Growth Management Act (GMA), chapter 36.70A RCW, and alignment with multicounty

153 and countywide planning activities.

154 C. Every ~~((fourth))~~ eighth year beginning in ~~((2000))~~ 2023, the county shall

155 complete a comprehensive review of the Comprehensive Plan in order to update it as

156 appropriate and to ensure continued compliance with the GMA. This review may provide

157 for a cumulative analysis of the twenty-year plan based upon official population growth

158 forecasts, benchmarks and other relevant data in order to consider substantive changes to  
159 policy language and changes to the urban growth area. This comprehensive review shall  
160 begin one year in advance of the transmittal and may be referred to as the ~~((four))~~ eight-  
161 year cycle. The urban growth area boundaries shall be reviewed in the context of the  
162 ~~((four))~~ eight-year cycle and in accordance with countywide planning policy G-1 and RCW  
163 36.70A.130. If the county determines that the purposes of the Comprehensive Plan are not  
164 being achieved as evidenced by official population growth forecasts, benchmarks, trends  
165 and other relevant data, substantive changes to the Comprehensive Plan may also be  
166 considered ~~((on even calendar years))~~ at the midpoint of the eight-year cycle. This  
167 determination shall be authorized by motion. The motion shall specify the scope of the  
168 ~~((even-year))~~ midpoint amendment, and identify that the resources necessary to accomplish  
169 the work are available. An analysis of the motion's fiscal impact shall be provided to the  
170 council before to adoption. The executive shall determine if additional funds are necessary  
171 to complete the ~~((even-year))~~ midpoint amendment, and may transmit an ordinance  
172 requesting the appropriation of supplemental funds.

173 D. The executive shall seek public comment on the ~~((e))~~Comprehensive ~~((p))~~Plan  
174 and any proposed ~~((e))~~Comprehensive ~~((p))~~Plan amendments in accordance with the  
175 procedures in K.C.C. 20.18.160 before making a recommendation, in addition to  
176 conducting the public review and comment procedures required by SEPA. The public shall  
177 be afforded at least one official opportunity to record public comment before the transmittal  
178 of a recommendation by the executive to the council. County-sponsored councils and  
179 commissions may submit written position statements that shall be considered by the  
180 executive before transmittal and by the council before adoption, if they are received in a

181 timely manner. The executive's recommendations for changes to policies, text and maps  
182 shall include the elements listed in Comprehensive Plan policy I-207 and analysis of their  
183 financial costs and public benefits, any of which may be included in environmental review  
184 documents. Proposed amendments to the Comprehensive Plan shall be accompanied by  
185 any development regulations or amendments to development regulations, including area  
186 zoning, necessary to implement the proposed amendments.

187         SECTION 8. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby  
188 amended to read as follows:

189             A. Site-specific land use map or shoreline master program map amendments may  
190 be considered annually or during the (~~four~~) eight-year review cycle, depending on the  
191 degree of change proposed.

192             B. The following categories of site-specific land use map amendments or shoreline  
193 master program map may be initiated by either the county or a property owner for  
194 consideration in the annual review cycle:

195                 1. Amendments that do not require substantive change to (~~(e)~~)Comprehensive  
196 (~~(p)~~)Plan policy language and that do not alter the urban growth area boundary, except to  
197 correct mapping errors; and

198                 2. Four-to-one-proposals.

199             C. The following categories of site-specific land use map and shoreline master  
200 program amendments may be initiated by either the county or a property owner for  
201 consideration in (~~four~~) eight-year review cycle:

202                 1. Amendments that could be considered in the annual review cycle;

203                 2. Amendments that require substantive change to Comprehensive Plan policy

204 language; and

205 3. Amendments to the urban growth area boundary.

206 SECTION 9. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby  
207 amended to read as follows:

208 A. Shoreline environments designated by the master program may be considered  
209 for redesignation during the ~~((four))~~ eight-year review cycle.

210 B. A redesignation shall follow the process in K.C.C. 20.18.050.

211 SECTION 10. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are hereby  
212 amended to read as follows:

213 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eight year thereafter the  
214 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June a  
215 proposed motion specifying the scope of work for proposed amendments to the  
216 Comprehensive Plan that will occur in the following year, which motion shall include the  
217 following:

218 1. Topical areas relating to amendments to policies, the land use map ~~((and/or))~~,  
219 implementing development regulations, or any combination of those amendments that the  
220 executive intends to consider for recommendation to the council; and

221 2. An attachment to the motion advising the council of the work program the  
222 executive intends to follow to accomplish state Environmental Policy Act review and  
223 public participation.

224 B. The council shall have until ~~((April 30))~~ the first business day of September to  
225 approve the motion. In the absence of council approval, the executive shall proceed to  
226 implement the work program as proposed. If the motion is approved, the work program

227 shall proceed as established by the approved motion.

228 C. Beginning in ~~((2000))~~ 2022 and every ~~((fourth))~~ eighth year thereafter, the  
229 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June a  
230 proposed ordinance amending the Comprehensive Plan, except that the capital  
231 improvement program and the ordinances adopting updates to the transportation needs  
232 report and the school capital facility plans shall be transmitted no later than the biennial  
233 budget transmittal and shall be adopted in conjunction with the budget. However, in those  
234 years when there is only a midbiennium review of the budget, the ordinances adopting the  
235 capital improvement plan and the school capital facility plans shall be transmitted by  
236 October 1 and adopted no later than the midbiennium review under K.C.C. 4A.100.010.  
237 All transmittals shall be accompanied by a public participation note, identifying the  
238 methods used by the executive to ensure early and continuous public participation in the  
239 preparation of amendments. The council shall have until June 30 of the following year to  
240 adopt the amendments to the Comprehensive Plan, in accordance with RCW 36.70A.130.

241 SECTION 11. Ordinance 13147, Section 23, and K.C.C. 20.18.070 are hereby  
242 amended to read as follows:

243 A. The executive shall transmit to the council any proposed amendments for the  
244 annual cycle by the ~~((first))~~ last business day of ~~((March))~~ June, except that the capital  
245 improvement program and the ordinances adopting updates to the transportation needs  
246 report and the school capital facility plans shall be transmitted no later than the biennial  
247 budget transmittal and shall be adopted in conjunction with the budget. However, in those  
248 years when there is only a midbiennium review of the budget, the ordinances adopting the  
249 capital improvement plan and the school capital facility plans shall be transmitted by

250 October 1, and adopted no later than the midbiennium review under K.C.C. 4A.100.010.

251 B. All transmittals shall be accompanied by a public participation note, identifying  
252 the methods used by the executive to assure early and continuous public participation in the  
253 preparation of amendments.

254 C. Proposed amendments, including site-specific land use map amendments, that  
255 are found to require preparation of an environmental impact statement, shall be considered  
256 for inclusion in the next amendment cycle following completion of the appropriate  
257 environmental documents.

258 SECTION 12. Ordinance 13147, Section 24, and K.C.C. 20.18.080 are hereby  
259 amended to read as follows:

260 Initial subarea plans may be adopted by ordinance at any time. The ~~((S))~~subarea  
261 plan~~((s may be initiated by motion or by council action which preceded the adoption of~~  
262 ~~Ordinance 13147. If initiated by motion, the motion shall specify the scope of the plan,~~  
263 ~~identify the completion date, and identify that the resources necessary to accomplish the~~  
264 ~~work are available. The executive will determine if additional funds are necessary to~~  
265 ~~complete the subarea plan, and may transmit an ordinance requesting the appropriation of~~  
266 ~~supplemental funds))~~ schedule is established in the Comprehensive Plan. Amendments to  
267 or updates of existing subarea plans shall be considered in the same manner as amendments  
268 to the ~~((e))~~Comprehensive ~~((p))~~Plan and shall be classified ~~((pursuant to))~~ in accordance  
269 with K.C.C. 20.18.040~~((, except that comprehensive updates of subarea plans may be~~  
270 ~~initiated by motion and the resulting amendments may be considered in the annual cycle)).~~

271 SECTION 13. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are hereby  
272 amended to read as follows:

273           A. In accordance with RCW 36.70A.470, a docket containing written comments on  
274 suggested plan or development regulation amendments shall be coordinated by the  
275 department. The docket is the means either to suggest a change or to identify a deficiency,  
276 or both, in the Comprehensive Plan or development regulation. For the purposes of this  
277 section, "deficiency" refers to the absence of required or potentially desirable contents of  
278 the Comprehensive Plan or development regulation and does not refer to whether a  
279 development regulation addressed a project's probable specific adverse environmental  
280 impacts that could be mitigated in the project review process. Any interested party,  
281 including applicants, citizens and government agencies, may submit items to the docket.

282           B. All agencies of county government having responsibility for elements of the  
283 Comprehensive Plan or implementing development regulations shall provide a means by  
284 which citizens may docket written comments on the plan or on development regulations.  
285 The department shall use public participation methods identified in K.C.C. 20.18.160 to  
286 solicit public use of the docket. The department shall provide a mechanism for docketing  
287 amendments through the Internet.

288           1. All docketed comments relating to the Comprehensive Plan shall be reviewed  
289 by the department and considered for an amendment to the Comprehensive Plan.

290           2. The deadline for submitting docketed comments is (~~June 30~~) December 31  
291 for consideration in the amendment cycle process for the following year.

292           3. By the (~~first~~) last business day of (~~December~~) April, the department shall  
293 issue an executive response to all docketed comments. Responses shall include a  
294 classification of the recommended changes as appropriate for either the annual or (~~four~~)  
295 eight-year cycle, and an executive recommendation indicating whether or not the docketed

296 items are to be included in the next ~~((year's))~~ executive-recommended ~~((e))~~ Comprehensive  
297 ~~((p))~~ Plan update. If the docketed changes will not be included in the next executive  
298 transmittal, the department shall indicate the reasons why, and shall inform the proponent  
299 that they may petition the council during the legislative review process.

300 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall  
301 forward to the council a report including all docketed amendments and comments with an  
302 executive response. The report shall include a statement indicating that the department has  
303 complied with the notification requirements contained in this section.

304 5. Upon receipt of the docket report, the council shall include all proponents of  
305 docketed requests in the mailing list for agendas to all committee meetings in which the  
306 Comprehensive Plan will be reviewed during the next available update. At the beginning  
307 of the committee review process, the council shall develop a committee review schedule  
308 with dates for committee meetings and any other opportunities for public testimony and for  
309 proponents to petition the council to consider docket changes that were not recommended  
310 by the executive and shall attach the review schedule to the agenda whenever the  
311 Comprehensive Plan is to be reviewed.

312 6 Docketed comments relating to development regulations shall be reviewed by  
313 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall be  
314 forwarded to the department and considered for an amendment to the Comprehensive Plan.  
315 Those not requiring a Comprehensive Plan amendment shall be considered by the  
316 responsible county agency for amendments to the development regulations.

317 7. The docket report shall be made available through the Internet. The  
318 department shall endeavor to make the docket report available within one week of

319 transmittal to the council.

320 C. In addition to the docket, the department shall provide opportunities for general  
321 public comments both before the docketing deadline each year, and during the executive's  
322 review periods before transmittal to the council. The opportunities may include, but are not  
323 limited to, the use of the following: comment cards, electronic or posted mail, Internet,  
324 public meetings with opportunities for discussion and feedback, printed summaries of  
325 comments received and twenty-four-hour telephone hotlines. The executive shall assure  
326 that the opportunities for public comment are provided as early as possible for each stage of  
327 the process, to assure timely opportunity for public input.

328 SECTION 14. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby  
329 amended to read as follows:

330 A. The total area added to the urban growth area as a result of this program shall  
331 not exceed four thousand acres. The department shall keep a cumulative total for all  
332 parcels added under this section. The total shall be updated annually through the plan  
333 amendment process.

334 B. Proposals shall be processed as land use amendments to the Comprehensive  
335 Plan and may be considered in either the annual or (~~four~~) eight-year cycle. Site suitability  
336 and development conditions for both the urban and rural portions of the proposal shall be  
337 established through the preliminary formal plat approval process.

338 C. A term conservation easement shall be placed on the open space at the time the  
339 four to one proposal is approved by the council. Upon final plat approval, the open space  
340 shall be permanently dedicated in fee simple to King County.

341 D. Proposals adjacent to incorporated area or potential annexation areas shall be  
342 referred to the affected city and special purpose districts for recommendations.  
343

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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J. Joseph McDermott, Chair

ATTEST:

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Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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Dow Constantine, County Executive

**Attachments:** A. 2018 Amendments to the 2016 King County Comprehensive Plan, B. 2018  
Amendment to the Vashon-Maury Island Community Service Area Subarea Plan



**King County**

**2018 Amendments to the  
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and Ordinance 18602, Section 47, Proviso P3.

Office of Performance, Strategy and Budget

March 1, 2018

*In the second paragraph of the Cover Letter, amend text as follows:*

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

*In the Executive Summary, starting on page ES-5, amend text as follows:*

## **Major ~~((Four-Year-))~~ Update**

The 2016 update is a major ~~((four year-))~~ review of the Comprehensive Plan and, this year marks the 25th anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve resource land and environmentally sensitive areas. By almost any measure, King County has been successful in realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity, reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

*In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as follows:*

Subarea plans, including community plans and basin plans, focus the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service Area Subarea Planning, for information on these larger-scale subarea land use plans). Smaller-scale studies, known as area zoning and land use studies, per King County Code,<sup>5</sup> are focused on adoption or amendment of land use and zoning maps on an area wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan and provisions in the King County Code.<sup>6</sup>

*In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as follows:*

In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the

establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of upzoning in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments and Zone Reclassifications,<sup>6</sup> which are site specific processes that involve County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with amendments during the Plan update process.

*In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as follows:*

The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow technical changes only, except for once every ~~((four))~~eight years. Then, during the "~~((Four))~~Eight-Year Cycle review process," substantive changes to policies, land use designations and the Urban Growth Area boundary can be proposed and adopted. These provisions are detailed in King County Code Title 20.18. Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.

*In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend text as follows:*

### **Chapter 11: Community Service Area Subarea Planning**

This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning program that offers long-range planning services to unincorporated communities. King County's community plans (except for the Fall City, West Hill and White Center Plans) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

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

The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have been adopted to achieve the growth management objectives of King County and the region. This chapter describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle and the ~~((four))~~eight year-cycle amendments. The chapter identifies a series of major Workplan actions that

will be undertaken between the major update cycles to implement or refine provisions within the Plan. This chapter further explains the relationship between planning and zoning.

***In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:***

**U-183** King County should actively pursue designating urban separators in the unincorporated area and work with the cities to establish permanent urban separators within the ~~((unincorporated))~~incorporated area that link with and enhance King County's urban separator corridors.

***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend text as follows:***

There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~ Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and continue to be used as for industrial purposes and have a designation as a King County Historic Site.

***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend policy as follows:***

**R-683** King County may update the Mineral Resources Map to identify additional Potential Mineral Resource Sites only during the ~~((four))~~eight-year Comprehensive Plan amendment cycle.

***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend policy as follows:***

**R-650a** The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural

Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan Update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next ~~((four))~~eight-year cycle Comprehensive Plan Update.

***In Chapter 8 Transportation, starting on page 8-7, amend text as follows:***

The Strategic Plan for Road Services defines the vision and mission for the King County Department of Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the county's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is developed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King County road system through focused investment of available resources to facilitate the movement of people, goods and services, and respond to emergencies.

***In Chapter 10 Community Service Area Subarea Planning, starting on page 10-15, amend text as follows:***

The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the unique character of rural King County. The mission is accomplished by initiating and implementing specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen

and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning, no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

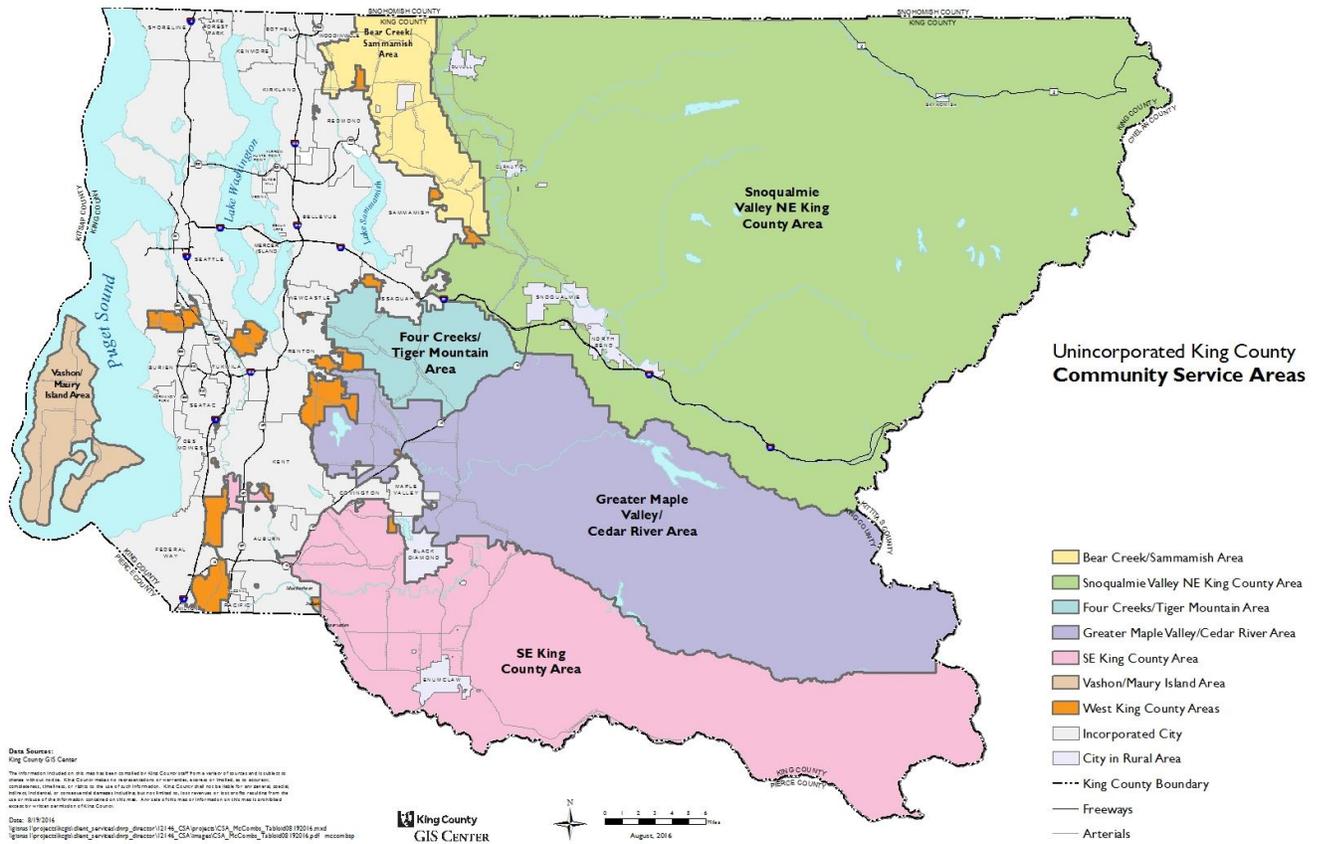
*In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2, amend text as follows:*

## **A. Planning Framework and Geography**

Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community Service Areas will be used as the framework for subarea plans created and amended from that point forward. Subarea plans will be developed for the six Rural Area Community Service Areas, and for the five remaining large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use issues in these subarea geographies.

There are a number of key benefits to defining subarea planning boundaries to be coterminous with the Community Service Area boundaries. This structure organizes the County's unincorporated planning area into fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon. Using the Community Service Area boundaries also aligns land use planning with other county services and programs thereby increasing consistency between planning and public service delivery. Finally, since the last round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional, rather than local, planning role in those areas.

Figure: Community Service Areas Map



The following table illustrates how the Community Service Area geography aligns with the former Community Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new geographic structure.

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish
Vashon / Maury Island	Vashon
West King County Areas ( <i>unincorp. urban</i> )	Portions of 10 Community Planning Areas

While there are differences among the Community Service Areas in terms of their boundaries, range of land uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion of the county receives some level of planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have more refined, ~~((cross discipline, and localized))~~ land use focuses on rural town centers, urban neighborhoods, or corridor approaches.

~~((The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development.))~~ Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.))~~ The anticipated duration of each subarea planning process will be two years, which includes time for community engagement, plan development, and Council review and adoption.

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.))~~

**B. Planning Schedule**

Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all ~~((seven))~~ six Rural Area subareas and five large urban Potential Annexation Areas over the course of an ~~((eight))~~ approximately thirteen year period (while pausing the subarea planning process during the Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. The plan sequencing was determined by subarea plans already underway, the ability to partner with other jurisdictions, anticipated land use changes within a Community Service Area, and striving for a countywide geographic balance in alternating years.

<b>Year</b>	<b>Community Service Area</b>	<b>Other Planning</b>
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA — Skyway West Hill, and North Highline	

2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

))

**Schedule of Community Service Area & Major Potential Annexation Area Subarea Plans**

<u>Planning Year</u>	<u>Adoption Year</u>	<u>Geography</u>	<u>Other Planning</u>
<u>2018</u>	<u>2020</u>	<u>Skyway West Hill PAA</u>	
<u>2019</u>	<u>2021</u>	<u>North Highline PAA</u>	
<u>2020</u>	<u>2022</u>	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2021</u>	<u>2023</u>	<u>No Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2022</u>	<u>2024</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2023</u>	<u>2025</u>	<u>Fairwood PAA</u>	
<u>2024</u>	<u>2026</u>	<u>Bear Creek/ Sammamish CSA</u>	
<u>2025</u>	<u>2027</u>	<u>Southeast King County CSA</u>	
<u>2026</u>	<u>2028</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2027</u>	<u>2029</u>	<u>East Renton PAA</u>	
<u>2028</u>	<u>2030</u>	<u>Federal Way PAA</u>	
<u>2029</u>	<u>2031</u>	<u>No Plan</u>	<u>Eight-Year Comp. Plan Update</u>

*Note: The Planning Year starts in July and plan adoption is intended to occur in June two years later.*

For each of the Community Service Area subarea planning processes, the subarea plans included in Motion 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This includes the following adopted scopes of work:

<b>Study in Motion 14351</b>	<b>Community Service Area</b>
Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.	Snoqualmie Valley/Northeast King County CSA
((Vashon Subarea Plan: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the	West King County CSA – Vashon-Maury Island GSA))

<p><del>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.</del></p>	
<p>Highline Subarea Plan: 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.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan: 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; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	<p>Four Creeks/Tiger Mountain CSA</p>

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

### C. Background

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital

projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for Fall City, West Hill and White Center) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

***In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39, amend policy as follows:***

## **VII. West King County Area**

As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle~~(-)~~ and Renton~~(-, Kent, Redmond and Sammamish))~~. In addition, there are over *one hundred* other smaller areas that are affiliated with or adjacent to Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.

King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated, the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to participate. Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential Annexation Area section as well as in other annexation policies found in chapters throughout the Comprehensive Plan. For the

areas at the edge of the urban growth boundary, policies in other parts of this chapter may be relevant since the historical Community Plans often included these edge communities. This is further described below.

## **Background**

The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA consists of separate unincorporated areas that were once part of larger areas with their own community plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and piecemeal annexations since the community planning process began in the mid-1980s.

The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of the 1994 King County Comprehensive Plan.

### **A. East Federal Way Potential Annexation Area**

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

### **B. Fairwood and East Renton Potential Annexation Areas**

Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area. Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the West King County Community Service Areas. This means that the general annexation policies in the comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King County Community Service areas. This means that the general annexation policies in the comprehensive plan, as well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

### **C. North Highline and White Center Potential Annexation Areas**

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the unincorporated area population. Because the majority of the area has now transitioned into cities, none of the Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in 1994 as part of the comprehensive plan but published separately.

The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

### **D. West Hill – Skyway Potential Annexation Area**

The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan. Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work with the community to review the proposed Action Plan and to update the Community Plan within the context of the new Subarea Planning Program. ~~((An))~~ A process to update to the Community Plan will be initiated in approximately July 2018, with adoption anticipated in June 2020 ~~((transmitted by the Executive to the Council by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update)).~~

*In Chapter 12 Implementation, Amendments and Review, starting on page 12-1, amend text as follows:*

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles and ~~((four))~~eight year cycle amendments.

*In Chapter 12 Implementation, Amendments and Review, starting on page 12-4, amend text and policy as follows:*

The Comprehensive Plan amendment process includes an annual cycle and ~~((a-four))~~an eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes. The ~~((four-year))~~Eight-Year cycle is designed to address amendments that propose substantive changes. This amendment process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a docket process to facilitate public involvement and participation in the Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed amendment. Docket forms are available via the King County website.

**I-201                    The amendment process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.**

**I-202                    Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle and ~~((a-four))~~eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

- I-203                    **Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments may be considered in the annual amendment cycle only if to consider the following:**
- a.        **A proposal for a Four-to-One project that changes the Urban Growth Area Boundary;**
  - b.        **An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;**
  - c.        **Amendments necessary for the protection and recovery of threatened and endangered species; or**
  - d.        **Adoption of Community Service Area subarea plans.**

I-204                    **The ~~((four))~~eight-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies.**

***In Chapter 12 Implementation, Amendments and Review, starting on page 12-6, amend text and policy as follows:***

### **III. Review and Evaluation**

In accordance with the Growth Management Act, King County and its cities will work together to employ an established review and evaluation program through the King County Benchmark Program, as provided by the King County Countywide Planning Policies. The purpose of the program is to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.

In partnership with the King County Growth Report, the King County Buildable Lands Report and supplementary monitoring of the King County Comprehensive Plan, the King County Benchmark Program collects and reviews information relating to and including, but not limited to, the following:

- Urban densities;
- Remaining land capacity;
- Growth and development assumptions, targets, and objectives;
- Residential, commercial, and industrial development;
- Transportation;
- Affordable housing;
- Economic development; and
- Environmental quality.

As outlined in the Workplan section of this chapter, in preparation for the ~~((2020))~~2023 Comprehensive Plan update, King County intends to develop a new performance measures program to replace the current Benchmark Program.

*In Chapter 12 Implementation, Amendments and Review, starting on page 12-11, amend text as follows:*

**Action 1: ~~((Initiation))~~Implementation of the Community Service Area Subarea Planning Program.** Under the direction of the Department of Permitting and Environmental Review, King County is launching a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every ~~((seven))~~thirteen years based on planning schedule in Chapter 11.
- *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, ~~((no later than March 1 of the year following the Community Service Area's planning period))~~at a time consistent with the King County Code.
- *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.

**Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose of the program is to develop longer-term indicators to provide insight into whether the goals of the

Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the Comprehensive Plan, this program will be implemented on ~~((a four))~~an eight-year cycle. Reports are to be released in the year prior to the initiation of the ~~((four year))~~Eight-Year update in order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

- *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report released by ~~((December 1, 2018))~~ March 1, 2021, will inform the ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023 Comprehensive Plan update.
- *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by June 1, 2017, in the form of a motion that adopts the framework. The ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council. The Executive shall file with the Council the ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report. The ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023 Comprehensive Plan Update shall be informed by the ~~((2018))~~ 2021 Performance Measures Report. The Executive's transmitted ~~((2020))~~ 2023 Comprehensive Plan shall include updated references to the new Performance Measures Program.
- *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's Comprehensive Plan lead staff in development of the 2017 framework for the program.

**Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East Renton Plateau – an area of urban unincorporated King County that has received a substantial number of Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area Pilot Project will: develop a process for engaging the community to determine the type of amenities the community desires; assess the type and amounts of funding available for providing amenities; and establish an amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future Transferrable of Development Rights).

- *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so as to inform the King County 2019-2020 Biennial Budget.
- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity

Funding Pilot Project Report recommending process and funding levels relative to Transferrable of Development Rights used in development projects. The report shall include identification of any necessary recommended amendments to the Comprehensive Plan and King County Code. The Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and King County Code as part of the ~~((2020))~~2023 Comprehensive Plan update. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.

- *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

**Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as focusing new growth in urban areas.

This Workplan item will do the following:

- A. Prepare a Transfer of Development Rights Program Review Study that addresses:
    - 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and receiving sites.
    - 2) Analysis of potential Transfer of Development Rights Program changes that build on existing program objectives while considering other policy objectives, such as making investments in economically disadvantaged areas, promoting housing affordability, incentivizing green building, and providing for Transit Oriented Development. The analysis should take into consideration the economic feasibility of and market interest in these other policy objectives, as well as opportunities for providing amenities to communities that receive Transfer of Development Rights. This analysis will be achieved through implementation of a pilot project that utilizes such incentives and provides amenities to the community receiving increased density associated with the Transfer of Development Rights. If possible, the pilot project should be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.
    - 3) Consider possible performance criteria.
  - B. Produce an annual report to the Council on the Transfer of Development Rights Program and associated bank activity.
- *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan

and/or King County Code changes if applicable, shall be filed with the Council by December 1, 2018.

- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review Study and the annual report. The Study shall outline policy and implementation options, if applicable. If Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing those changes shall also be transmitted to the Council with the Study. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

**Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive Plan includes new policy direction that may need updates in the King County Code in order to be implemented before the ((2020)) 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to reflect court rulings and current case law.

- *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31, 2019.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016 Comprehensive Plan Implementation Report and the code update ordinance(s).
- *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's Office.

**Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary and permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a larger demonstration project under King County Code on alternative housing models in unincorporated King County. Based on what the County learns from the experience of pilots across the region, the County should pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative housing models under its land use authority.

This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single

and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration project will allow the County to test development regulations and other regulatory barriers related to alternative housing models before adopting or amending permanent regulations. Such regulations could include amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should also analyze potential funding sources and funding barriers for projects that may or may not require public funding, including funds managed by the King County Housing and Community Development Division of the Department of Community and Human Services.

- *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in unincorporated King County that will participate in an Alternative Housing Demonstration Project. While a project or projects are being chosen, a Demonstration Project ordinance package that pilots necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration Project shall be transmitted to Council by December 31, 2018. Phase II – An Alternative Housing Demonstration Project Report, including proposed regulations and/or amendments to implement the recommendations of the report shall be transmitted to the Council for consideration by December 31, 2020.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in the Demonstration Project(s), and identification of recommended amendments to the Comprehensive Plan and King County Code. The Executive shall also file with the Council an ordinance adopting updates to the Comprehensive Plan and/or King County Code as recommended in the Report. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King County Council, Department of Community and Human Services, Department of Permitting and Environmental Review, Public Health, and Office of Performance Strategy and Budget.

**Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King County. In order to give the Council additional time to consider these proposed changes and to address the identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will be further developed through this work plan item.

The Council identified several policy issues through review of the code changes as part of the 2016 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County

Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and proposed regulations to implement the recommendations in report shall be transmitted to the Council for consideration by September 30, 2017.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Agricultural Related Uses Zoning Code Updates Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting updates to the King County Code as recommended in the Report.
- *Leads:* The King County Council will convene an interbranch team comprised of at least King County Council staff, the Department of Permitting and Environmental Review, the Department of Natural Resources and Parks, and the Office of Performance Strategy and Budget.

**Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will review Comprehensive Plan policies and development code regulations for the potential for expanded allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend policy and code changes as appropriate.

- *Timeline:* A Cottage Housing Regulations Report and any proposed policy or code changes to implement the recommendations in the report shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.
- *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy and Budget.

**Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F-215b which directs the County to “strive to provide services and build and operate public buildings and infrastructure

that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to develop an Implementation Plan for making King County government carbon neutral. The Implementation Plan shall address existing and new County buildings, as well as all County operations and services, and shall identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the Implementation Plan.

- *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A Progress Report on development of the Implementation Plan shall be transmitted to the Council by December 31, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan.
- *Leads:* Department of Natural Resources and Parks.

**Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development. To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate Action Plan, the County will soon be in the process of reviewing potential green building code requirements and/or encouraged standards for private development for possible adoption. In the meantime, the County intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building Handbook” to help encourage private green building development, which is referenced in the 2016 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building Handbook for review and potential approval.

- *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to the Council for consideration by March 1, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building Handbook and a motion adopting the Handbook.
- *Leads:* The Department of Permitting and Environmental Review.

**Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.

This Workplan item directs the King County Department of Transportation, in coordination with the Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails; plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report will include:

- a. Evaluation of existing King County planning efforts and possible areas for improvement, such as addressing bicycle facility provisions in:
    - o roadway designs and standards, including lighting standards,
    - o plat approvals,
    - o commercial developments,
    - o parks & trails planning, and
    - o transit planning and access to transit.
  - b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including the City of Seattle, for opportunities to connect to King County planning and active transportation facilities.
  - c. Working with stakeholders for identification of needs and areas for possible improvements.
- *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to the Council for consideration by December 31, 2017.
  - *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network Planning Report and a motion adopting the Report.
  - *Lead:* Department of Transportation.

**Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility to adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process using the Department of Transportation Roads Division’s “King County Road Design and Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or ingress/egress) point and a looped road network within the subdivision.

Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for the ability to turn in to or out of the development. Sometimes, this one access point may also be located too close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-ups.

This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A), and the King County Department of Transportation Roads Standards to address these access issues. This code update will include requiring two entry/exit points for plats and subdivisions over a certain size and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

- *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County Code and the King County Roads Standards.
- *Lead:* Department of Transportation and Department of Permitting and Environmental Review.

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

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

**Actions Related to the Growth Management Planning Council**

The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full King County Council for review and consideration.

The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and recommendations. King County will submit these Workplan items to the GMPC for consideration at its first meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018. With due consideration regarding the outcomes of the work of the Growth Management Planning Council, the Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan Amendment prior to the Eight-Year update.

**Action 14: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future.

**Action 15: Review the Four-to-One Program.** The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

**Action 16: Buildable Lands Program Methodology Review.** As required by the Growth Management Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

*In the Glossary, starting on page G-4, amend text as follows:*

#### **Community Service Area Plan**

With King County's initiation of the subarea planning program, the new plans will be called Community Service Area Plans. These will ~~((be a long range, multi-discipline, integrated tools that))~~ apply the countywide goals of the Comprehensive Plan to ~~((a))~~ smaller geographic areas. Each one of King County's ~~((seven))~~ six Rural Area CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA Plan. CSA Plans focus on land use issues in the smaller geographies, as well as community identified implementation activities while recognizing the parameters of County funding and revenue sources~~((are comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan Profile applies to an entire CSA geography and includes broad goals and policies, CSA demographics, major land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted area of a CSA such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or analysis than a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or the environment))~~. These plans implement and are consistent with the Comprehensive Plan's policies, development regulations, and Land Use Map.



**King County**

**2018 Amendment to the  
Vashon-Maury Island Community Service Area  
Subarea Plan**

Office of Performance, Strategy and Budget

March 1, 2018

*In Chapter 11 Implementation, starting on page 89, amend text of workplan as follows:*

**VMI CSA Workplan Action 1: P-suffix Conditions**

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P2B and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for marijuana uses to reflect consistency with other unincorporated areas of King County and taking into consideration the marijuana industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by (~~December 31, 2018~~)June 30, 2021.
- *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the Report.
- *Lead:* The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

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February 28, 2018

The Honorable Joe McDermott  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits a plan, motion, and an ordinance that responds to:

- The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as amended by Ordinance 18602, Section 5, Proviso P2, which relates to the Community Service Area Subarea Planning Program; and
- The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as amended by Ordinance 18602, Section 47, Proviso P3, which relates to the Community Service Area Subarea Planning Program.

The two provisos directed the Executive to file a plan, motion and an ordinance by March 1, 2018 to restructure the subarea planning program ("Restructure Plan").

Funding for subarea planning was included in the 2015-2016 Biennial Budget. This allowed the County to reinstate the program which had been dormant for nearly twenty years. The 2016 Comprehensive Plan adopted the broad outlines of the new program, and identified King County's Community Service Area boundaries as the geographic framework.

The enclosed plan, motion, and ordinance address the restructure of the program in accordance with requirements of the provisos. The Restructure Plan proposes the following:

- Maintains the subarea planning program, and better defines the scope of subarea plans;
- Retains the program within the Department of Permitting and Environmental Review (DPER). Subsequent legislation will propose moving DPER into a new Department of Local Services, where it can coordinate with Community Service Area Program staff and leverage departmental initiatives aimed at improving service delivery;

- Increases staffing to from one full-time equivalent (FTE) staff to three FTEs to maintain an adequate service level. The additional two positions would be considered as part of the 2019-2020 Biennial Budget.
- Establishes clearer roles and responsibilities within the subarea planning program regarding policy and budget consistency, and interdepartmental coordination;
- Moves the Comprehensive Plan to an eight-year review cycle so that it no longer coincides with the budget process, provides better alignment with state the Growth Management Act planning schedule, and increases capacity for local planning;
- Retains existing land use processes such as the annual Comprehensive Plan update, the Docket, and Zone reclassifications, to ensure continuous public access to planning services;
- Shifts the deadline for transmittal of one workplan action item adopted in the Vashon-Maury Island Community Service Area Subarea Plan;
- Commits to working with the County Council to define appropriate timeframes for implementation of the 2016 Comprehensive Plan Workplan Action Items.

The proposed restructure addresses multiple guiding principles in the King County Strategic Plan. By adding subarea plans for Potential Annexation Areas, it addresses the Equitable and Fair principle. By aligning the Comprehensive Plan with State Growth Management Act and related planning timelines, it address the Regionally Collaborative principle.

In accordance with King County Code 20.18.110, the ordinance must be advertised in a newspaper of general circulation at least thirty days before the Council's public hearing. Under RCW 36.70A.106, within ten days of adoption, the Council must transmit the Comprehensive Plan amendment ordinance to the state and provide published notice in the official county newspaper. SEPA analysis is underway and will be completed in advance of any action by the King County Council.

It is estimated that this report required 200 staff hours to produce, costing \$15,000. The estimated printing cost for this report is negligible.

Thank you for your consideration of this plan, motion, and ordinance. This important legislation would build on the County's successes in implementing the State Growth Management Act, and help implement and support local area planning.

The Honorable Joe McDermott  
February 28, 2018  
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If you have any questions, please contact Lauren Smith, Director, Regional Planning, in the Office of Performance, Strategy and Budget, at 206-263-9606.

Sincerely,

Dow Constantine  
King County Executive

Enclosures

cc: King County Councilmembers  
ATTN: Grant Lahmann, Chief of Staff to Chair McDermott  
Jeff Muhm, Director of Council Initiatives  
Melani Pedroza, Clerk of the Council  
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)  
Lauren Smith, Director, Regional Planning, PSB  
Jim Chan, Interim Director, Department of Permitting and Environmental Review

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## Proposed Ordinance 2018-0153 2018 King County Comprehensive Plan Update

### King County Council committee review and adoption schedule *As of September 6, 2018 – subject to change*

<b>Date</b>	<b>Event</b>
<b>March 1</b>	Executive's Transmittal of 2018 King County Comprehensive Plan Update
<b>April 3</b> 9:30 a.m.	<b>Briefing in Planning, Rural Service and Environment Committee</b> <i>Opportunity for public comment</i>
<b>May 1</b> 9:30 a.m.	<b>Briefing in Planning, Rural Service and Environment Committee</b> <i>Opportunity for public comment</i>
<b>July 17</b> 9:30 a.m.	<b>Briefing in Planning, Rural Service and Environment Committee</b> <i>Opportunity for public comment</i>
<b>September 4</b> 9:30 a.m.	<b>Briefing in Planning, Rural Service and Environment Committee</b> <ul style="list-style-type: none"> <li>• Review of striking amendment</li> <li>• Review of individual amendments</li> </ul> <i>Opportunity for public comment</i>
<b>September 12</b> 1:30 p.m.	<b>Possible vote in Planning, Rural Service and Environment Committee</b> <ul style="list-style-type: none"> <li>• Consideration of amendments</li> <li>• Vote on Committee recommendation on proposed 2018 King County Comprehensive Plan Update</li> </ul> <i>Opportunity for public comment</i>
<b>October 29</b> 1:30 p.m.	<b>Possible vote at full Council</b> <ul style="list-style-type: none"> <li>• Consideration of amendments</li> <li>• Vote on final adoption of proposed 2018 King County Comprehensive Plan Update</li> </ul> <i>Public Hearing at full Council &amp; opportunity for public comment</i>

All meetings will take place in the Council Chambers on the 10<sup>th</sup> Floor of the King County Courthouse, at 516 3<sup>rd</sup> Ave, Seattle WA.

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**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>I. Comprehensive planning cycle</b>			
<i>Major King County Comprehensive Plan (KCCP) Updates</i>			
<b>1</b>	<b>Four-year</b> update cycle	<b>Eight-year</b> update cycle	Agree with Executive's proposal, <b>combined with changes below.</b>
<b>2</b>	Major KCCP update scope: <ul style="list-style-type: none"> <li>• Urban Growth Area (UGA) amendments</li> <li>• Substantive policy changes</li> <li>• Anything allowed during annual updates</li> </ul>	Same as current	Agree with Executive's proposal, <b>combined with changes below.</b>
<i>Midpoint KCCP Updates</i>			
<b>3</b>	Allows for a "midpoint" KCCP update in <b>Year Two</b> of four-year cycle, if authorized via motion.	Midpoint is in <b>Year Four</b> of 8-year cycle, if authorized via motion.	"Midpoint" updates allowed once every <b>Two Years</b> , if authorized via motion.
<b>4</b>	Midpoint KCCP update scope: <ul style="list-style-type: none"> <li>• Substantive policy changes</li> <li>• Anything allowed during annual updates</li> </ul>	Same as current	Agree with Executive's proposal + <b>add consideration of UGA amendments during midpoint.</b>
<b>5</b>	Midpoint update only allowed <b>if there is a demonstrated need supported by data</b> ; requires adoption of a motion initiating the update that includes identification of 1) the scope of the update, 2) available resources necessary to accomplish the work, and 3) fiscal impact of the work.	Same as current	Agree with Executive's proposal re: requirements for identifying scope, resources, and fiscal impacts + <b>remove data requirement for motion authorizing midpoint update.</b>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<i>Annual KCCP Updates</i>			
<b>6</b>	Allows for annual KCCP updates	Same as current	Agree with Executive's proposal.
<b>7</b>	Annual update scope: <ul style="list-style-type: none"> <li>• Technical and non-substantive changes</li> <li>• Adoption of subarea plans</li> <li>• Approval of Four-to-One proposals</li> <li>• Approval of other zoning/land use designation changes that do not require substantive policy changes</li> </ul>	Same as current, plus adoption of <b>substantive changes to the KCCP update schedule</b> in response to ordinances	Agree with Executive's proposal + <ul style="list-style-type: none"> <li>• <b>amendments to workplan; and</b></li> <li>• <b>amendments to subarea plans to address emergent needs.</b></li> </ul>
<b>II. Comprehensive planning timelines</b>			
<b>8</b>	<b>March 1</b> plan transmittal	<b>June 30</b> plan transmittal	Agree with Executive's proposal.
<b>9</b>	Annual KCCP Docket: <ul style="list-style-type: none"> <li>• <b>June 30</b> docket request submittal deadline</li> <li>• <b>December 1</b> deadline for Executive response to docket proponents</li> <li>• <b>December 1</b> transmittal of Docket Report to Council</li> </ul>	Annual KCCP Docket: <ul style="list-style-type: none"> <li>• <b>December 31</b> docket request submittal deadline</li> <li>• <b>April 30</b> deadline for Executive response to docket proponents</li> <li>• <b>April 30</b> transmittal of Docket Report to Council</li> </ul>	Agree with Executive's proposal.
<b>10</b>	<b>December 31</b> transmittal of KCCP Performance Measures Report the year prior to Scoping Motion for major KCCP updates	<b>March 1</b> transmittal of KCCP Performance Measures Report during year of Scoping Motion for major KCCP updates	Agree with Executive's proposal.

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>11</b>	<p>Scoping Motion for major KCCP updates:</p> <ul style="list-style-type: none"> <li>• <b>March 1</b> transmittal the year prior to transmittal of major KCCP update</li> <li>• <b>April 30</b> deadline for adoption the year prior to transmittal of major KCCP update (<b>two months</b>)</li> </ul>	<p>Scoping Motion for major KCCP updates:</p> <ul style="list-style-type: none"> <li>• <b>June 30</b> transmittal the year prior to transmittal of major KCCP update</li> <li>• <b>August 31</b> deadline for adoption the year prior to transmittal of major KCCP update (<b>two months, but overlaps with Council's summer recess</b>)</li> </ul>	<p>Agree with Executive's proposal + <b>change deadline for adoption to September 15 (in consideration of losing two weeks during summer recess, and has adoption occur before budget is transmitted).</b></p>
<b>12</b>	<p>Plan review and adoption by Council:</p> <ul style="list-style-type: none"> <li>• <b>9 months</b></li> <li>• <b>No explicit deadline for adoption</b> for major, midpoint, or annual KCCP updates, but updates are typically adopted before the Councils December recess later that year</li> <li>• Cannot adopt major, midpoint, or annual updates and/or subarea plans more than once per calendar year</li> </ul>	<p>Plan review and adoption by Council:</p> <ul style="list-style-type: none"> <li>• <b>12 months</b></li> <li>• <b>Adoption of <i>major KCCP updates</i> no later than June 30</b> the following year</li> <li>• <b>No explicit deadline for adoption of <i>midpoint or annual KCCP updates plans</i></b></li> <li>• Cannot adopt major, midpoint, or annual updates and/or subarea plans more than once per calendar year</li> </ul>	<p>Agree with Executive's proposal.</p>
<b>13</b>	<p>Plan review and adoption by Council overlaps with Council review and adoption of the Biennial Budget</p>	<p>Same as current</p>	<p>Agree with Executive's proposal.</p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
14	2020 adoption of next major KCCP update	2023 adoption of next major KCCP update	Agree with Executive's proposal + <ul style="list-style-type: none"> <li>• <b>Allow interim update for some substantive changes and consideration of UGA amendments in 2020 (see workplan action #14 below on line 42 of the matrix); and</b></li> <li>• <b>Direct Executive to streamline the KCCP (reduce redundancies, increase readability, be more concise, and make it more user friendly) as part of transmittal of 2023 update (see workplan action #16 below on line 44 of the matrix).</b></li> </ul>
15	<b>Does not align</b> with Growth Management Act (GMA) schedule <sup>1</sup>	<b>Aligns</b> with GMA schedule	Agree with Executive's proposal.

<sup>1</sup> RCW 36.70A.130. Jurisdictions must review and update comprehensive plans by June 30, 2015 and every eight years thereafter. The next GMA required update deadline is June 30, 2023.

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>III. Subarea planning cycle</b>			
<b>16</b>	12 months for <i>plan development</i> and community outreach by Executive <b>March 1 to March 1</b>	12 months for <i>plan development</i> and community outreach by Executive <b>June 30 to June 30</b>	Agree with Executive's proposal.
<b>17</b>	<b>9 months</b> for <i>plan review/adoption</i> by Council <b>March 1 to December</b> (no deadline for adoption, but cannot adopt subarea plans and/or KCCP updates more than once per year)	<b>12 months</b> for <i>plan review/adoption</i> by Council <b>June 30 to June 30</b> (no deadline for adoption, but cannot adopt subarea plans and/or KCCP updates more than once per year)	Agree with Executive's proposal.
<b>18</b>	Subarea plans <b>are</b> developed/adopted while major KCCP updates are developed by the Executive and reviewed/adopted by the Council	Subarea plans <b>are not</b> developed/adopted while major KCCP updates are developed/adopted (extends the planning cycle)	Agree with Executive's proposal + <b>add that substantive amendments to subarea plans are allowed during annual updates to address emergent needs.</b>
<b>V. Subarea planning geographies</b>			
<b>19</b>	All six "rural" Community Service Areas (CSAs) <sup>2</sup> will receive planning each subarea planning cycle	Same as current	Agree with Executive's proposal.
<b>20</b>	<b>Three out of the five</b> major Potential Annexation Areas (PAAs) <sup>3</sup> in the West King County CSA will receive planning each subarea planning cycle	<b>All five</b> major PAAs in the West King County CSA will receive planning each subarea planning cycle	Agree with Executive's proposal.

<sup>2</sup> Bear Creek/Sammamish, Snoqualmie Valley/Northeast King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, Southeast King County, Vashon-Maury Island

<sup>3</sup> East Federal Way PAA, East Renton Plateau PAA, Fairwood PAA, North Highline PAA, and Skyway-West Hill PAA

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>21</b>	Planning for <b>Skyway-West Hill PAA and North Highline PAA</b> occurs at the same time (transmittal of both subarea plans in <b>2018</b> and adoption of both subarea plans in <b>2018</b> <sup>4</sup> )	Planning for Skyway-West Hill PAA and North Highline PAA occurs at different times: <b>Skyway-West Hill PAA</b> subarea plan transmittal in <b>2019</b> and adoption in <b>2020</b> ; and <b>North Highline PAA</b> subarea plan transmittal in <b>2020</b> and adoption in <b>2021</b>	Agree with Executive's proposal.
<b>22</b>	Order of subarea plan development and adoption: 1. Vashon-Maury Island CSA <sup>5</sup> 2. Skyway-West Hill PAA 3. North Highline PAA 4. Snoqualmie Valley/NE King County CSA 5. Greater Maple Valley/Cedar River CSA 6. Fairwood PAA 7. Bear Creek/Sammamish CSA 8. Southeast King County CSA 9. Four Creeks/Tiger Mountain CSA	Same as current, <b>plus</b> <b>10. East Renton PAA</b> <b>11. Federal Way PAA</b>	Agree with Executive's proposal.

<sup>4</sup> Due to delays in the development and transmittal of the 2017 Vashon-Maury Island CSA Subarea Plan, as well as due to the adoption of a budget proviso that does not allow funds to be expended on subarea planning until Council approval of the restructure plan in PM 2018-0154, development of the Skyway West Hill PAA and North Highline PAA subarea plans had not previously begun.

<sup>5</sup> Initial adoption of the Vashon-Maury Island CSA Subarea Plan occurred in 2017 via Ordinance 18623.

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER				
<b>V. Subarea planning timelines</b>							
<b>23</b>	<b>Geography</b>	<b>Devel- opment</b>	<b>Adopt- ion</b>	<p>Agree with Executive's proposal + <b>following completion of first 13-year planning cycle, add direction to review the schedule for future updates of subarea plans as part of the 2031 KCCP update, including evaluating updating more than one plan in a given year.</b></p>			
	Skyway-West Hill PAA + North Highline PAA	<b>2017-18</b>	<b>2018</b>		Skyway-West Hill PAA	<b>2018-19</b>	<b>2019-20</b>
	Snoqualmie Valley/NE King County CSA	<b>2018-19</b>	<b>2019</b>		North Highline PAA	<b>2019-20</b>	<b>2020-21</b>
	<b>Major KCCP Update</b> + Greater Maple Valley/Cedar River CSA	<b>2019-20</b>	<b>2020</b>		Snoqualmie Valley/NE King County CSA	<b>2020-21</b>	<b>2021-22</b>
	Fairwood PAA	<b>2020-21</b>	<b>2021</b>		<b>Major KCCP Update</b>	<b>2021-22</b>	<b>2022-23</b>
	Bear Creek/Sammamish CSA	<b>2021-22</b>	<b>2022</b>		Greater Maple Valley/Cedar River CSA	<b>2022-23</b>	<b>2023-24</b>
	Southeast King County CSA	<b>2022-23</b>	<b>2023</b>		Fairwood PAA	<b>2023-24</b>	<b>2024-25</b>
	<b>Major KCCP Update</b> + Four Creeks/Tiger Mountain CSA	<b>2023-24</b>	<b>2024</b>		Bear Creek/Sammamish CSA	<b>2024-25</b>	<b>2025-26</b>
					Southeast King County CSA	<b>2025-26</b>	<b>2026-27</b>
					Four Creeks/Tiger Mountain CSA	<b>2026-27</b>	<b>2027-28</b>
					East Renton PAA	<b>2027-28</b>	<b>2028-29</b>
					Federal Way PAA	<b>2028-29</b>	<b>2029-30</b>
					<b>Major KCCP Update</b>	<b>2029-30</b>	<b>2030-31</b>

**Proposed Ordinance 2018-0153**  
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>VI. Scope of subarea plans</b>			
<b>24</b>	<p><b>Broad</b></p> <ul style="list-style-type: none"> <li>• Is a more robust plan specific to the subarea, which creates new policy direction</li> <li>• Addresses local issues across all comprehensive planning policy areas</li> <li>• Potential for many new, subarea-specific policies</li> <li>• Implementation matrix primarily driven by policies in subarea plan</li> </ul>	<p><b>Limited</b></p> <ul style="list-style-type: none"> <li>• Primarily an evaluation and implementation of existing KCCP policy direction specific to this geography</li> <li>• Local land use focus</li> <li>• Focused new, subarea-specific policies</li> <li>• Implementation matrix reflects prioritized community goals within the context of the KCCP and King County Budget</li> </ul>	<p>Agree with Executive's proposal.</p>
<b>VII. Executive staffing</b>			
<b>25</b>	<p>Code requires the <b>Office of Performance, Strategy and Budget (PSB)</b> to be lead in developing <i>comprehensive plans</i> in coordination with Department of Permitting and Environmental Review (DPER)</p>	<p>Same as current</p>	<p>Agree with Executive's proposal + add <b>language in code and KCCP re: requiring providing public review drafts to the public and the Council (which are currently used in practice, but there are not any definitions / parameters about them).</b></p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
26	Code and Motion 14341 requires <b>DPER</b> to be lead in developing <b><i>subarea plans</i></b> in coordination and collaboration with PSB	Same as current	<p>Agree with Executive's proposal +</p> <ul style="list-style-type: none"> <li>• <b>Add language that gives direction on involving Councilmember offices in subarea plan development;</b></li> <li>• <b>Clarifying in the KCCP that DPER is lead on subarea plan development (consistent with existing code language); and</b></li> <li>• <b>Add language in code and KCCP re: requiring providing public review drafts to the public and the Council (which are currently used in practice, but there are not any definitions / parameters about them).</b></li> </ul>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
27	One subarea planner in DPER <sup>6</sup>	Three subarea planners in DPER <sup>7</sup>	Agree with Executive's proposal + <b>add language re: intent to evaluate subarea plan staffing and process via a future performance audit as part of 2021-2022 biennial budget.</b>
28	One comprehensive planning manager in PSB	Same as current	Agree with Executive's proposal.
<b>VIII. Workplan impacts</b>			
<i>2016 KCCP Workplan</i>			
29	<p><i>Action 1: Initiation of the CSA Subarea Planning program</i></p> <ul style="list-style-type: none"> <li>Transmit subarea plans by <b>March 1</b> the year following the CSA's planning year</li> </ul>	<ul style="list-style-type: none"> <li>Transmit subarea plans <b>at a time consistent with the King County Code</b></li> </ul>	Agree with Executive's proposal + <ul style="list-style-type: none"> <li><b>Add code reference;</b></li> <li><b>Add a statement that a public review draft will be published for each subarea plan and</b></li> <li><b>Clarify that DPER is the lead on developing subarea plans.</b></li> </ul>

<sup>6</sup> The Executive has transmitted PO 2018-0312, to establish a new Department of Local Services (DLS). The Executive proposes to include DPER, including its subarea planning functions and staff, within the new DLS.

<sup>7</sup> The Executive plans to transmit the proposed FTE additions as part of the proposed 2019-20 Budget. The staff change is not included as part of this KCCP update, but the proposed schedule in this restructure assumes approval of the two new subarea planners. If the FTEs are not approved, it will likely impact the subarea plan development schedule.

**Proposed Ordinance 2018-0153**  
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>30</b>	<p><i>Action 2: Develop a Performance Measures Program for the Comprehensive Plan</i></p> <ul style="list-style-type: none"> <li>Transmit initial Performance Measures Report by <b>December 1, 2018</b> so as to inform <b>2019</b> Scope of Work for the <b>2020</b> major KCCP update</li> </ul>	<ul style="list-style-type: none"> <li>Transmit initial Performance Measures Report by <b>March 1, 2021</b> so as to inform <b>2021</b> Scope of Work for the <b>2023</b> major KCCP update</li> </ul>	<p>Agree with Executive's proposal.</p>
<b>31</b>	<p><i>Action 3: Implement a Transfer of Development Rights (TDR) Unincorporated Urban Receiving Area Amenity Funding Pilot Project</i></p> <ul style="list-style-type: none"> <li>Transmit report on results of the pilot project by June 1, 2018 so as to inform the 2019-2020 Biennial Budget</li> <li>Transmit any recommended KCCP and/or Code changes as part of <b>2020</b> major KCCP update</li> </ul>	<ul style="list-style-type: none"> <li>Transmit report on results of the pilot project by June 1, 2018 so as to inform the 2019-2020 Biennial Budget</li> <li>Transmit any recommended KCCP and/or Code changes as part of <b>2023</b> major KCCP update</li> <li><b>The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date back to <b>2020</b> (as part of the interim KCCP update) with agreement from the Executive.</p>

**Proposed Ordinance 2018-0153**  
 Comprehensive and Subarea Planning Restructure

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>32</b>	<p><i>Action 4: TDR Program Review</i></p> <ul style="list-style-type: none"> <li>• Transmit annual TDR activity report by December 1</li> <li>• Transmit study results and KCCP and/or Code changes by December 1, 2018</li> </ul>	<ul style="list-style-type: none"> <li>• Transmit annual TDR activity report by December 1</li> <li>• Transmit study results and KCCP and/or Code changes by December 1, 2018</li> <li>• <b>The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date to <b>September 28, 2019</b> (as part of the 2020 KCCP update) with agreement from the Executive.</p>
<b>33</b>	<p><i>Action 5: Review 2016 King County Comprehensive Plan Implementation Needs</i></p> <ul style="list-style-type: none"> <li>• Transmit implementation report by July 31, 2017</li> <li>• Transmit Code changes by December 31, 2019</li> </ul>	Same as current	<p>Agree with Executive's proposal.</p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>34</b>	<p><i>Action 6: Alternative Housing Demonstration Project</i></p> <ul style="list-style-type: none"> <li>• Transmit demonstration project ordinance by December 31, 2018</li> <li>• Transmit report and KCCP and/or Code changes by December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>• Transmit demonstration project ordinance by December 31, 2018</li> <li>• Transmit report and KCCP and/or Code changes by December 31, 2020</li> <li>• <b>The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date for the demonstration project ordinance to <b>June 30, 2019</b> and transmittal of the report and ordinance to <b>December 31, 2021</b> with agreement from the Executive.</p>
<b>35</b>	<p><i>Action 7: Agricultural Related Uses Zoning Code Updates</i></p> <ul style="list-style-type: none"> <li>• Transmit report and Code changes by September 30, 2017</li> </ul>	<p>Same as current (completed)</p>	<p>Agree with Executive's proposal.</p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>36</b>	<p><i>Action 8: Cottage Housing Regulations Review</i></p> <ul style="list-style-type: none"> <li>• Transmit report and KCCP and/or Code changes by December 31, 2018</li> </ul>	<ul style="list-style-type: none"> <li>• Transmit report and KCCP and/or Code changes by December 31, 2018</li> <li>• <b>The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date of any KCCP or code changes to <b>September 28, 2019</b> (as part of the 2020 KCCP update) with agreement from the Executive.</p> <p><b>Add language to include evaluation of:</b>  <b>1) encouraging close proximity of garages to housing, and 2) encouraging a wide variety of square footages to address various needs and populations.</b></p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>37</b>	<i>Action 9: Carbon Neutral King County Plan</i> <ul style="list-style-type: none"> <li>• Transmit progress report on plan development by December 31, 2017</li> <li>• Transmit plan and motion adopting the plan by February 28, 2019</li> </ul>	Same as current	Agree with Executive's proposal.
<b>38</b>	<i>Action 10: Green Building Handbook Review</i> <ul style="list-style-type: none"> <li>• Transmit handbook and motion approving the handbook by March 1, 2017</li> </ul>	Same as current (completed)	Agree with Executive's proposal.
<b>39</b>	<i>Action 11: Bicycle Network Planning Report</i> <ul style="list-style-type: none"> <li>• Transmit report and motion approving report by December 31, 2017</li> </ul>	Same as current (completed)	Agree with Executive's proposal.
<b>40</b>	<i>Action 12: Update Plat Ingress/Egress Requirements</i> <ul style="list-style-type: none"> <li>• Transmit amendments to Code and Road Standards by December 31, 2018</li> </ul>	Same as current	Agree with Executive's proposal + <b>add language to address:</b> <b>1) access for emergency vehicles (re: roadway width), 2) more than one access point in/out of a community, and 3) proximity of 2<sup>nd</sup> entry point from 1<sup>st</sup> entry point.</b>  To accommodate the additional scope, the deadline for transmittal is changed to <b>June 30, 2019</b>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<b>41</b>	<p><i>Action 13: Water Availability and Permitting Study</i></p> <ul style="list-style-type: none"> <li>• Transmit initial report by December 1, 2017</li> <li>• Transmit final report and KCCP and/or Code amendments by July 1, 2018</li> </ul>	<ul style="list-style-type: none"> <li>• Transmit initial report by December 1, 2017</li> <li>• Transmit final report and KCCP and/or Code amendments by July 1, 2018</li> <li>• <b>The Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal. As part of reviewing the Executive's proposed restructure, the Council worked with the Executive evaluate the timing of potential KCCP amendments. Striker changes the transmittal date of the final report to <b>December 31, 2018</b> and any KCCP changes to <b>September 28, 2019</b> (as part of the 2020 KCCP update) with agreement from the Executive.  <b>Adds involvement of local watershed improvement districts.</b></p>
<b>42</b>	n/a	n/a	<p><b>Add a new workplan item #14 regarding an interim KCCP update in 2020 as part of the transition to a new eight-year planning cycle.</b></p>
<b>43</b>	n/a	n/a	<p><b>Add a new workplan item #15 regarding direction for the new Department of Local Services to brief the</b></p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
			<p><b>Planning, Rural Service and Environment (PRE) Committee, or its successor, on its evaluation of processes, procedures and policies and areas for improvement in delivery of unincorporated area services</b></p>
44	n/a	n/a	<p><b>Add a new workplan item #16 regarding direction for the Executive to streamline the KCCP and King County Code Title 20 (reduce redundancies, increase readability, be more concise, and make it more user friendly) as part of transmittal of 2023 update.</b></p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
<i>2016 KCCP Workplan Actions Related to the Growth Management Planning Council (GMPC)</i>			
<b>45</b>	<p><i>Action 17: Develop a Countywide Plan to Move Remaining Unincorporated Urban PAAs Toward Annexation</i></p> <ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> </ul>	<ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> <li><b>With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	<p>Agree with Executive's proposal + <b>adds allowance for possible amendments during a Midpoint update.</b></p> <p><b>Add language to include review of tax revenue impacts to the County resulting from annexations. Add language to evaluate requiring jurisdictions to take 1) all of the roads within a PAA when it is annexed and/or 2) orphan roads in their jurisdiction. To accommodate the additional scope, the deadline is changed to <b>December 31, 2019.</b></b></p>
<b>46</b>	<p><i>Action 18: Review the Four-to-One Program</i></p> <ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> </ul>	<ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> <li><b>With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP</b></li> </ul>	<p>Agree with Executive's proposal + <b>adds allowance for possible amendments during a Midpoint update.</b></p>

**Proposed Ordinance 2018-0153**  
**Comprehensive and Subarea Planning Restructure**

#	CURRENT	EXECUTIVE PROPOSED	CHAIR'S STRIKER
		<b>update prior to the 2023 major KCCP update</b>	
<b>47</b>	<i>Action 19: Buildable Lands Program Methodology Review</i> <ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> </ul>	<ul style="list-style-type: none"> <li>Complete GMPC review and recommendations by December 1, 2018</li> <li><b>With due consideration regarding the outcomes of the work of the GMPC, the Executive will work with the Council to determine whether any KCCP amendments are appropriate for inclusion in an annual KCCP update prior to the 2023 major KCCP update</b></li> </ul>	Agree with Executive's proposal + <b>adds allowance for possible amendments during a Midpoint update.</b>
<i>2017 Vashon-Maury Island (VMI) CSA Subarea Plan Workplan</i>			
<b>48</b>	<i>VMI Action 1: P-suffix Conditions</i> <ul style="list-style-type: none"> <li>Transmittal by <b>December 31, 2018</b></li> </ul>	<ul style="list-style-type: none"> <li>Transmittal by <b>June 30, 2022</b></li> </ul>	Agree with Executive's proposal. <sup>8</sup>

<sup>8</sup> The transmittal included June 30, **2021** as the new proposed date. However, the Executive's intent as noted in Motion 15142 was June 30, **2022**. The Striker makes this correction.

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19 adopt one plan every year with the exception of the year in which a major update to the  
20 King County Comprehensive Plan is completed.

21 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King  
22 County, to complete a review of its comprehensive plan on or before June 30, 2015, and  
23 every eight years thereafter. This means the next major review and update of the King  
24 County Comprehensive Plan is to be completed by June 30, 2023.

25 F. The major update of the King County Comprehensive Plan is shifted to an  
26 eight-year update cycle to expedite the subarea plans and to match the schedule  
27 established in RCW 36.70A.130(5)(a).

28 G. The shift to an eight-year update cycle allows the county to more closely  
29 collaborate with the cities in King County, to implement VISION 2050, with an expected  
30 approval date of May 2020, and to plan for growth in accordance with growth targets that  
31 will subsequently be established in the King County Countywide Planning Policies.

32 H. The King County Code allows annual amendments to the King County  
33 Comprehensive Plan in accordance with the Washington state Growth Management Act,  
34 chapter 36.70A RCW.

35 I. The 2016 King County Comprehensive Plan, adopted by King County  
36 Ordinance 18427, was a four-year update under the previous comprehensive planning  
37 structure. The 2016 King Comprehensive Plan was amended in 2017 by Ordinance  
38 18623 adopting the Vashon-Maury Island Community Service Area Subarea Plan.

39 J. The amendment to the Vashon-Maury Island Community Service Area  
40 Subarea Plan in Attachment B to this ordinance shifts the transmittal date from December  
41 31, 2018 to June 30, 2022 for Workplan Action 1, which involves the review of the

42 property-specific development conditions and special district overlays on Vashon-Maury  
43 Island.

44 K. The amendments to policies and text in Attachments A and B to this ordinance  
45 constitute the 2018 annual update to the King County Comprehensive Plan.

46 L. The restructure in this ordinance and its attachments recognizes the maturity of  
47 the Comprehensive Plan, that recent major updates have primarily focused on addressing  
48 emerging policy issues and that the number of docket requests have drastically reduced  
49 over time. The restructure will also aid the county's ability to be responsive to time-  
50 sensitive issues, address requests from residents, and to serve the needs of its  
51 unincorporated communities.

52 SECTION 2. A. Attachments A and B to this ordinance are hereby adopted as  
53 amendments to the 2016 King County Comprehensive Plan, as adopted by Ordinance  
54 18427 and as amended in 2017 by Ordinance 18623.

55 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan as  
56 adopted in Attachment A to Ordinance 18623 and as amended by this ordinance is hereby  
57 adopted as an amendment to and an element of the 2016 King County Comprehensive  
58 Plan.

59 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 20.08 a  
60 new section to read as follows:

61 "Area zoning and land use study" means a study that reviews the land use  
62 designations and zoning classifications for a specified set of properties. "Area zoning  
63 and land use studies" are focused on a broader set of policies than a subarea study, and do  
64 not look at the larger range of issues that a subarea plan would include. "Area zoning and

65 land use studies" consider specific potential changes to land use or zoning, or both, and  
66 analyze such requests based on surrounding land use and zoning, current infrastructure  
67 and potential future needs, and consistency with the King County Comprehensive Plan,  
68 countywide planning policies and the Growth Management Act, chapter 36.70A RCW.

69 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.08 a  
70 new section to read as follows:

71 "Public review draft" means a draft of executive proposed Comprehensive Plan  
72 amendments, including proposed subarea plans, made available to the public for review  
73 and comment. A "public review draft" is published before transmittal of proposed  
74 Comprehensive Plan amendments to the council so as to provide the public an  
75 opportunity to record comments before the executive finalizes the recommended  
76 amendments.

77 SECTION 5. Ordinance 263, Article 1 (part), as amended, and K.C.C. 20.08.060  
78 are hereby amended to read as follows:

79 "Subarea plan" means a detailed local land use plan ~~((which))~~ that implements, is  
80 consistent with and is an element of the ~~((e))~~Comprehensive ~~((p))~~Plan, containing  
81 specific policies, guidelines and criteria adopted by the council to guide development and  
82 capital improvement decisions within specific subareas of the county. ~~((The s))~~Subareas  
83 ~~((of the county shall consist of))~~ are distinct communities, specific geographic areas or  
84 other types of districts having unified interests or similar characteristics within the  
85 county. Subarea plans may include~~((:))~~ community plans, ~~((which have been prepared~~  
86 ~~for large unincorporated areas; potential annexation area plans, which have been prepared~~  
87 ~~for urban areas that are designated for future annexation to a city;))~~ community service

88 area subarea plans, neighborhood plans, (~~which have been prepared for small~~  
89 ~~unincorporated areas;~~) basin plans and plans addressing multiple areas having common  
90 interests. The relationship between the 1994 King County Comprehensive Plan and  
91 subarea plans is established by K.C.C. 20.12.015.

92 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 20.08 a  
93 new section to read as follows:

94 "Subarea study" means a study that is required by a policy in the Comprehensive  
95 Plan to evaluate a proposed land use change, such as the establishment of new  
96 community business centers, adjusting Rural Town boundaries or assessing the feasibility  
97 of zoning reclassifications in urban unincorporated areas. "Subarea studies" are focused  
98 on specific areas of the county, but do not look at the larger range of issues that a subarea  
99 plan would include. "Subarea studies" are separate from area zoning and land use studies  
100 defined in Section 3 of this ordinance. The Comprehensive Plan policies and  
101 accompanying text shall guide the scope and content of the subarea study.

102 SECTION 7. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
103 20.12.010 are hereby amended to read as follows:

104 A. Under the King County Charter, the state Constitution and the Washington  
105 state Growth Management Act, chapter 36.70A RCW, King County adopted the 1994  
106 King County Comprehensive Plan via Ordinance 11575 and declared it to be the  
107 Comprehensive Plan for King County until amended, repealed or superseded. The  
108 Comprehensive Plan has been reviewed and amended multiple times since its adoption in  
109 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the  
110 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 and as amended

111 by Ordinance 18623 and this ordinance. The Comprehensive Plan shall be the principal  
112 planning document for the orderly physical development of the county and shall be used  
113 to guide subarea plans, functional plans, provision of public facilities and services,  
114 review of proposed incorporations and annexations, development regulations and land  
115 development decisions.

116 SECTION 8. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325 are  
117 hereby amended to read as follows:

118 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated  
119 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment  
120 B to this ordinance, is adopted as a subarea plan and an element of the 2016 King County  
121 Comprehensive Plan and, as such, constitutes official county policy for the geographic  
122 area of unincorporated King County defined plan.

123 SECTION 9. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby  
124 amended to read as follows:

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

- 130 1. Emergencies;
- 131 2. An appeal of the plan filed with the Central Puget Sound Growth  
132 Management Hearings Board or with the court;
- 133 3. The initial adoption of a subarea plan, which may amend the urban growth

134 area boundary only to redesignate land within a joint planning area;

135 4. An amendment of the capital facilities element of the Comprehensive Plan

136 that occurs in conjunction with the adoption of the county budget under K.C.C.

137 4A.100.010; or

138 5. The adoption or amendment of a shoreline master program under chapter

139 90.58 RCW.

140 B. Every year the Comprehensive Plan may be amended to address technical  
141 updates and corrections, to adopt or amend community service area subarea plans and to

142 consider amendments that do not require substantive changes to policy language ((~~;~~

143 ~~changes to the priority areas map,~~)) or do not require changes to the urban growth area

144 boundary, except as permitted in subsection B.9. and 11. of this section.

145 ((~~This~~)) The review may be referred to as the annual ((~~eyele~~)) update. The

146 Comprehensive Plan, including subarea plans, may be amended in the annual

147 ((~~eyele~~)) update only to consider the following:

148 1. Technical amendments to policy, text, maps or shoreline designations;

149 2. The annual capital improvement plan;

150 3. The transportation needs report;

151 4. School capital facility plans;

152 5. Changes required by existing Comprehensive Plan policies;

153 6. Changes to the technical appendices and any amendments required thereby;

154 7. Comprehensive updates of subarea plans initiated by motion;

155 8. Changes required by amendments to the ((~~e~~))Countywide ((~~p~~))Planning

156 ((~~p~~))Policies or state law;

- 157           9. Redesignation proposals under the four-to-one program as provided for in  
158 this chapter;
- 159           10. Amendments necessary for the conservation of threatened and endangered  
160 species;
- 161           11. Site-specific land use map amendments that do not require substantive  
162 change to ~~((e))~~Comprehensive ~~((p))~~Plan policy language and that do not alter the urban  
163 growth area boundary, except to correct mapping errors;
- 164           12. Amendments resulting from subarea studies required by ~~((e))~~Comprehensive  
165 ~~((p))~~Plan policy that do not require substantive change to ~~((e))~~Comprehensive ~~((p))~~Plan  
166 policy language and that do not alter the urban growth area boundary, except to correct  
167 mapping errors;
- 168           13. Changes required to implement a study regarding the provision of  
169 wastewater services to a Rural Town. The amendments shall be limited to policy  
170 amendments and adjustment to the boundaries of the Rural Town as needed to implement  
171 the preferred option identified in the study; ~~((o))~~
- 172           14. Adoption of, amendments to or updates of community service area subarea  
173 plans;
- 174           15. Amendments to the Comprehensive Plan update schedule that respond to  
175 adopted ordinances and improve alignment with the timing requirements in the  
176 Washington state Growth Management Act, RCW chapter 36.70A, and alignment with  
177 multicounty and countywide planning activities; or
- 178           16. Amendments to the Comprehensive Plan workplan.
- 179           C. Every ~~((fourth))~~ eighth year beginning in ~~((2000))~~ 2023, the county shall

180 complete a comprehensive review of the Comprehensive Plan in order to update it as  
181 appropriate and to ensure continued compliance with the GMA. This review may  
182 provide for a cumulative analysis of the twenty-year plan based upon official population  
183 growth forecasts, benchmarks and other relevant data in order to consider substantive  
184 changes to policy language and changes to the urban growth area. ~~((This))~~The  
185 comprehensive review shall begin one year in advance of the transmittal and may be  
186 referred to as the ~~((four))~~ eight-year ~~((eyele))~~ update. The urban growth area boundaries  
187 shall be reviewed in the context of the ~~((four))~~ eight-year ~~((eyele))~~ update and in  
188 accordance with countywide planning policy G-1 and RCW 36.70A.130.

189 D.1. Beginning in 2025 and every two years thereafter, except for during the  
190 eight-year update, ~~((F))if ((the county determines that the purposes of the Comprehensive~~  
191 Plan are not being achieved as evidenced by official population growth forecasts,  
192 benchmarks, trends and other relevant data)) there is a scope of work adopted by motion  
193 to perform a limited update to the Comprehensive Plan to address time-sensitive issues  
194 prior to the next eight-year update, substantive changes to the Comprehensive Plan and  
195 amendments to the urban growth area boundary may also be considered ~~((on even~~  
196 calendar years. This determination shall be authorized by motion.)). The review may be  
197 referred to as the two-year update.

198 2. The motion shall specify the scope of the ~~((even))~~ two-year ~~((amendment))~~  
199 update, establish a timeline for the executive's development of the two-year update and  
200 transmittal to the council and for the council's review and adoption of the two-year  
201 update, and identify that the resources necessary to accomplish the work are available.  
202 ~~((An analysis of the motion's fiscal impact))~~ A fiscal note for the scope of the two-year

203 update shall be provided to the council (~~(before to adoption)~~) by the executive within  
204 fifteen business days of introduction of the proposed motion. If (~~(F)~~)the executive  
205 (~~(shall)~~) determines (~~(if)~~) an additional (~~(funds are)~~) appropriation is necessary to  
206 complete the (~~(even)~~) two-year (~~(amendment)~~) update, (~~(and)~~) the executive may transmit  
207 an ordinance requesting the additional appropriation (~~(of supplemental funds)~~).

208 3. Before initiation of the first eight-year update in 2023, substantive changes to  
209 the Comprehensive Plan and amendments to the urban growth area boundary may be  
210 considered. The amendments shall be considered in the 2020 Comprehensive Plan  
211 update and shall be subject to the two-year update process and requirements. The  
212 executive shall transmit to the council by the first business day of January 2019 a  
213 proposed motion specifying the scope of work for the proposed amendments consistent  
214 with K.C.C. 20.18.030.D.1. The council shall have until the last business day of  
215 February 2019, to adopt the motion, either as transmitted or amended. In the absence of  
216 council approval by the last business day of February 2019, the executive shall proceed to  
217 implement the scope as proposed. If the motion is approved the last business day of  
218 February 2019, the scope shall proceed as established by the approved motion. The  
219 executive shall transmit to the council any proposed amendments for the 2020  
220 Comprehensive Plan update the by the last business day of September 2019. The council  
221 shall have until the last business day of June 2020 to adopt the 2020 Comprehensive Plan  
222 update.

223 (~~(D-)~~) E. The executive shall seek public comment on the (~~(e)~~)Comprehensive  
224 (~~(p)~~)Plan and any proposed (~~(e)~~)Comprehensive (~~(p)~~)Plan amendments in accordance  
225 with the procedures in K.C.C. 20.18.160 before making a recommendation, which shall

226 include publishing a public review draft of the proposed Comprehensive Plan  
227 amendments, in addition to conducting the public review and comment procedures  
228 required by SEPA. The public shall be afforded at least one official opportunity to record  
229 public comment before the transmittal of a recommendation by the executive to the  
230 council. County-sponsored councils and commissions may submit written position  
231 statements that shall be considered by the executive before transmittal and by the council  
232 before adoption, if they are received in a timely manner. The executive's  
233 recommendations for changes to policies, text and maps shall include the elements listed  
234 in Comprehensive Plan policy I-207 and analysis of their financial costs and public  
235 benefits, any of which may be included in environmental review documents. Proposed  
236 amendments to the Comprehensive Plan shall be accompanied by any development  
237 regulations or amendments to development regulations, including area zoning, necessary  
238 to implement the proposed amendments.

239 SECTION 10. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby  
240 amended to read as follows:

241 A. Site-specific land use map or shoreline master program map amendments may  
242 be considered (~~annually or during the four-year review cycle~~) during the annual update,  
243 two-year update, if included in the scope of the motion authorizing the two-year update,  
244 or eight-year update, depending on the degree of change proposed.

245 B. The following categories of site-specific land use map amendments or  
246 shoreline master program map may be initiated by either the county or a property owner  
247 for consideration in the annual (~~review cycle~~) update:

248 1. Amendments that do not require substantive change to (~~the~~)Comprehensive

249 ((p))Plan policy language and that do not alter the urban growth area boundary, except to  
250 correct mapping errors; and

251 2. Four-to-one-proposals.

252 C. The following categories of site-specific land use map and shoreline master  
253 program amendments may be initiated by either the county or a property owner for  
254 consideration in ~~((four))~~ the eight-year ((review-cycle)) update or during the two-year  
255 update, if included in the scope of the motion authorizing the two-year update:

256 1. Amendments that could be considered in the annual ~~((review-cycle))~~ update;

257 2. Amendments that require substantive change to Comprehensive Plan policy  
258 language; and

259 3. Amendments to the urban growth area boundary.

260 SECTION 11. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby  
261 amended to read as follows:

262 A. Shoreline environments designated by the master program may be considered  
263 for redesignation during the ~~((four))~~ eight-year ((review-cycle)) update or during the two-  
264 year update, if included in the scope of the motion authorizing the two-year update.

265 B. A redesignation shall follow the process in K.C.C. 20.18.050.

266 SECTION 12. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are hereby  
267 amended to read as follows:

268 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eighth year thereafter the  
269 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June  
270 a proposed motion specifying the scope of work for proposed amendments to the  
271 Comprehensive Plan that will occur in the following year, which motion shall include the

272 following:

273 1. Topical areas relating to amendments to policies, the land use map (~~and/or~~),  
274 implementing development regulations, or any combination of those amendments that the  
275 executive intends to consider for recommendation to the council; and

276 2. An attachment to the motion advising the council of the work program the  
277 executive intends to follow to accomplish state Environmental Policy Act review and  
278 public participation.

279 B. The council shall have until (~~April 30~~) September 15 to approve the motion.  
280 In the absence of council approval, the executive shall proceed to implement the work  
281 program as proposed. If the motion is approved, the work program shall proceed as  
282 established by the approved motion.

283 C. Beginning in (~~2000~~) 2022 and every (~~fourth~~) eighth year thereafter, the  
284 executive shall transmit to the council by the (~~first~~) last business day of (~~March~~) June  
285 a proposed ordinance amending the Comprehensive Plan, except that the capital  
286 improvement program and the ordinances adopting updates to the transportation needs  
287 report and the school capital facility plans shall be transmitted no later than the biennial  
288 budget transmittal and shall be adopted in conjunction with the budget. However, in  
289 those years when there is only a midbiennium review of the budget, the ordinances  
290 adopting the capital improvement plan and the school capital facility plans shall be  
291 transmitted by October 1 and adopted no later than the midbiennium review under K.C.C.  
292 4A.100.010. All transmittals shall be accompanied by a public participation note,  
293 identifying the methods used by the executive to ensure early and continuous public  
294 participation in the preparation of amendments. The council shall have until June 30 of

295 the following year to adopt the amendments to the Comprehensive Plan, in accordance  
296 with RCW 36.70A.130.

297 SECTION 13. Ordinance 13147, Section 23, and K.C.C. 20.18.070 are hereby  
298 amended to read as follows:

299 A. The executive shall transmit to the council any proposed amendments for the  
300 annual ~~((cycle))~~ update by the ~~((first))~~ last business day of ~~((March))~~ June, except that the  
301 capital improvement program and the ordinances adopting updates to the transportation  
302 needs report and the school capital facility plans shall be transmitted no later than the  
303 biennial budget transmittal and shall be adopted in conjunction with the budget.  
304 However, in those years when there is only a midbiennium review of the budget, the  
305 ordinances adopting the capital improvement plan and the school capital facility plans  
306 shall be transmitted by October 1, and adopted no later than the midbiennium review  
307 under K.C.C. 4A.100.010.

308 B. All transmittals shall be accompanied by a public participation note,  
309 identifying the methods used by the executive to assure early and continuous public  
310 participation in the preparation of amendments.

311 C. Proposed amendments, including site-specific land use map amendments, that  
312 are found to require preparation of an environmental impact statement, shall be  
313 considered for inclusion in the next ~~((amendment cycle))~~ annual, two-year or eight-year  
314 update following completion of the appropriate environmental documents.

315 SECTION 14. Ordinance 13147, Section 24, and K.C.C. 20.18.080 are hereby  
316 amended to read as follows:

317 A. Initial subarea plans may be adopted by ordinance at any time.

318 B. The schedule for adoption of or comprehensive updates to Community Service  
319 Area subarea plans is established in the Comprehensive Plan. Adoption of amendments  
320 to existing Community Service Area subarea plans may occur during annual updates, as  
321 allowed in K.C.C. 20.18.030.

322 C. Adoption of comprehensive updates of existing, non-Community Service  
323 Area ~~((S))~~subarea plans may ~~((be))~~ occur during annual updates, as allowed in K.C.C.  
324 20.18.030, if initiated by motion ~~((or by council action which preceded the adoption of~~  
325 ~~Ordinance 13147))~~. If initiated by motion, the motion shall specify the scope of the plan,  
326 identify the completion date, and identify that the resources necessary to accomplish the  
327 work are available. The executive ~~((will))~~ shall determine if an additional ~~((funds~~  
328 are)) appropriation is necessary to complete the subarea plan, and may transmit an  
329 ordinance requesting the additional appropriation ~~((of supplemental funds))~~.  
330 Amendments to or comprehensive updates not initiated by motion of existing, non-  
331 Community Service Area subarea plans shall be considered in the same manner as  
332 amendments to the ~~((e))~~Comprehensive ~~((p))~~Plan and shall be classified ~~((pursuant to))~~ in  
333 accordance with K.C.C. ~~((20.18.040, except that comprehensive updates of subarea plans~~  
334 ~~may be initiated by motion and the resulting amendments may be considered in the~~  
335 ~~annual cycle))~~ 20.18.030.

336 SECTION 15. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are hereby  
337 amended to read as follows:

338 A. In accordance with RCW 36.70A.470, a docket containing written comments  
339 on suggested plan or development regulation amendments shall be coordinated by the  
340 department. The docket is the means either to suggest a change or to identify a

341 deficiency, or both, in the Comprehensive Plan or development regulation. For the  
342 purposes of this section, "deficiency" refers to the absence of required or potentially  
343 desirable contents of the Comprehensive Plan or development regulation and does not  
344 refer to whether a development regulation addressed a project's probable specific adverse  
345 environmental impacts that could be mitigated in the project review process. Any  
346 interested party, including applicants, citizens and government agencies, may submit  
347 items to the docket.

348 B. All agencies of county government having responsibility for elements of the  
349 Comprehensive Plan or implementing development regulations shall provide a means by  
350 which citizens may docket written comments on the plan or on development regulations.  
351 The department shall use public participation methods identified in K.C.C. 20.18.160 to  
352 solicit public use of the docket. The department shall provide a mechanism for docketing  
353 amendments through the Internet.

354 1. All docketed comments relating to the Comprehensive Plan shall be reviewed  
355 by the department and considered for an amendment to the Comprehensive Plan.

356 2. The deadline for submitting docketed comments is (~~June 30~~) December 31  
357 for consideration in the (~~amendment cycle~~) update process for the following year.

358 3. By the (~~first~~) last business day of (~~December~~) April, the department shall  
359 issue an executive response to all docketed comments. Responses shall include a  
360 classification of the recommended changes as appropriate for (~~either~~) the annual update,  
361 two-year update or (~~four~~) eight-year (~~cycle~~) update, and an executive recommendation  
362 indicating whether or not the docketed items are to be included in the next (~~year's~~)  
363 executive-recommended (~~e~~)Comprehensive (~~p~~)Plan update. If the docketed changes

364 will not be included in the next executive transmittal, the department shall indicate the  
365 reasons why, and shall inform the proponent that they may petition the council during the  
366 legislative review process.

367 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall  
368 forward to the council a report including all docketed amendments and comments with an  
369 executive response. The report shall include a statement indicating that the department  
370 has complied with the notification requirements ~~((contained))~~ in this section. The  
371 executive shall attach to the report copies of the docket requests and supporting materials  
372 submitted by the proponents and copies of the executive response that was issued to the  
373 proponents.

374 5. Upon receipt of the docket report, the council shall include all proponents of  
375 docketed requests in the mailing list for agendas to all committee meetings in which the  
376 Comprehensive Plan will be reviewed during the next available update. At the beginning  
377 of the committee review process, the council shall develop a committee review schedule  
378 with dates for committee meetings and any other opportunities for public testimony and  
379 for proponents to petition the council to consider docket changes that were not  
380 recommended by the executive and shall attach the review schedule to the agenda  
381 whenever the Comprehensive Plan is to be reviewed.

382 6 Docketed comments relating to development regulations shall be reviewed by  
383 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall  
384 be forwarded to the department and considered for an amendment to the Comprehensive  
385 Plan. Those not requiring a Comprehensive Plan amendment shall be considered by the  
386 responsible county agency for amendments to the development regulations.

387           7. The docket report shall be made available through the Internet. The  
388 department shall endeavor to make the docket report available within one week of  
389 transmittal to the council.

390           C. In addition to the docket, the department shall provide opportunities for  
391 general public comments both before the docketing deadline each year, and during the  
392 executive's review periods before transmittal to the council. The opportunities may  
393 include, but are not limited to, the use of the following: comment cards, electronic or  
394 posted mail, Internet, public meetings with opportunities for discussion and feedback,  
395 printed summaries of comments received and twenty-four-hour telephone hotlines. The  
396 executive shall assure that the opportunities for public comment are provided as early as  
397 possible for each stage of the process, to assure timely opportunity for public input.

398           SECTION 16. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby  
399 amended to read as follows:

400           A. The total area added to the urban growth area as a result of this program shall  
401 not exceed four thousand acres. The department shall keep a cumulative total for all  
402 parcels added under this section. The total shall be updated annually through the plan  
403 amendment process.

404           B. Proposals shall be processed as land use amendments to the Comprehensive  
405 Plan and may be considered in ~~((either))~~ the annual update, two-year update or  
406 ~~((four))~~ eight-year ~~((eyele))~~ update. Site suitability and development conditions for both  
407 the urban and rural portions of the proposal shall be established through the preliminary  
408 formal plat approval process.

409           C. A term conservation easement shall be placed on the open space at the time

410 the four to one proposal is approved by the council. Upon final plat approval, the open  
411 space shall be permanently dedicated in fee simple to King County.

412 D. Proposals adjacent to incorporated area or potential annexation areas shall be  
413 referred to the affected city and special purpose districts for recommendations.

414 SECTION 17. In accordance with K.C.C. 20.12.200, the executive shall submit  
415 this ordinance to the state Department of Ecology for its approval of the standards in  
416 sections 10 and 11 of this ordinance, as provided in RCW 90.58.090.

417 SECTION 18. Sections 10 and 11 of this ordinance take effect within the  
418 shoreline jurisdiction fourteen days after the Department of Ecology provides written  
419 notice of final action stating that the proposal is approved, in accordance with RCW  
420 90.58.909. The executive shall provide the written notice of final action to the clerk of  
421 the council.

422 SECTION 19. Severability. If any provision of this ordinance or its application to  
423 any person or circumstance is held invalid, the remainder of the ordinance or the  
424 application of the provision to other persons or circumstances is not affected."

425

426 Delete Attachment A, 2018 Amendments to the 2016 King County Comprehensive Plan,  
427 dated March 1, 2018, and insert Attachment A, 2018 Amendments to the 2016 King  
428 County Comprehensive Plan, dated September 12, 2018. The clerk of the council is  
429 instructed to engross changes from any adopted amendments and correct any scrivener's  
430 errors. Line numbers have been added to the attachment for ease of reference; the clerk  
431 of the council is instructed to remove line numbers in the attachment on the final version  
432 of this legislation adopted by the council before presentation to the executive. The clerk

433 of the council is also instructed to update the header to reflect the enactment number  
434 upon final adoption. Upon final adoption, Council staff is instructed incorporate adopted  
435 changes into the 2016 King County Comprehensive Plan, update the table of contents as  
436 necessary, and provide an electronic copy to the executive.

437

438 Delete Attachment B, 2018 Amendment to the Vashon-Maury Island Community Service  
439 Area Subarea Plan, dated March 1, 2018, and insert Attachment B, 2018 Amendment to  
440 the Vashon-Maury Island Community Service Area Subarea Plan, dated September 12,  
441 2018. The clerk of the council is instructed to engross changes from any adopted  
442 amendments and correct any scrivener's errors. Line numbers have been added to the  
443 attachment for ease of reference. The clerk of the council is instructed to remove line  
444 numbers in the attachment on the final version of this legislation adopted by the council  
445 before presentation to the executive. The clerk of the council is also instructed to update  
446 the header to reflect the enactment number upon final adoption. Upon final adoption,  
447 Council staff is instructed incorporate adopted changes into the Vashon-Maury Island  
448 Community Service Area Subarea Plan, update the table of contents as necessary, and  
449 provide an electronic copy to the executive.

450

451 **EFFECT: The draft chair's striking amendment would make the following**  
452 **substantive changes to the Executive's transmittal:**

453

454 **Proposed Ordinance:**

455

456 1. Adds a Finding regarding the change in docket requests over time and the goal of  
457 the restructure program to improve responsiveness for unincorporated  
458 communities.

459 2. Adds a definition for "area zoning and land use study."

- 460 3. Adds a definition for “public review draft”, and codifies the requirement to issue a  
461 public review draft for each KCCP update (annual updates, subarea plans, and  
462 eight-year updates).  
463 4. Modifies the definition of “subarea plan” to reflect other types of subarea plans  
464 (such as community plans, neighborhood plans, and basin plans) which the  
465 County has historically completed, some of which remain active.  
466 5. Modifies the definition of “subarea study” to reflect the language in the KCCP.  
467 6. Adds language that community service area subarea plans can be amended as part  
468 of an annual KCCP update.  
469 7. Adds language that the KCCP workplan can be substantively amended as part of  
470 an annual KCCP update.  
471 8. Establishes a two-year update option, starting in 2025 (after the next eight-year  
472 update in 2023). This would allow substantive changes to the KCCP every two  
473 years. This option would require a motion to be passed by the Council with a  
474 scope of work and timelines for the Executive to develop and transmit and the  
475 Council to review and adopt the two-year update, would address time-sensitive  
476 issues, could include substantive changes to the KCCP, and could include urban  
477 growth area boundary changes.  
478 9. Authorizes a 2020 Comprehensive Plan update. As part of this:  
479 a. The Executive would transmit a scoping motion by the first business day  
480 of January 2019.  
481 b. The Council would review the scoping motion, and have until the last  
482 business day of February 2019 to review/amend/adopt the scoping motion.  
483 c. The 2020 update would be transmitted to the Council by the last business  
484 day in September 2019.  
485 d. The Council would have until the last business day of June 2020 to adopt  
486 the 2020 update.  
487 10. Modifies the deadline for the scoping motion initiating an eight-year update, from  
488 September 1, to September 15 the year before the eight-year update is transmitted  
489 to the Council.  
490 11. As part of the annual docket report that is transmitted to the Council, requires the  
491 Executive to include the original application materials and the Executive’s  
492 response to the proponents.  
493

494 **Attachment A – Amendments to 2016 KCCP:**  
495

- 496 12. Establishes the two-year update option (same as in PO).  
497 13. Adds language requiring DPER to coordinate with the Councilmember offices  
498 that represent that CSA during subarea plan development and community  
499 outreach.  
500 14. Requires DPER issue a Public Review Draft of each subarea plan prior to  
501 transmittal.  
502 15. Adds language requiring a performance audit of the subarea planning program  
503 restructure during the 2021-2022 biennium.  
504 16. Adds language requiring a re-review of the subarea planning schedule after the  
505 first set of plans are completed, as part of the 2031 eight-year update.

- 506 17. Adds language that community service area subarea plans can be amended as part  
507 of an annual KCCP update (same as in PO).
- 508 18. Adds language that amendments to the KCCP workplan can be amended as part  
509 of an annual KCCP update (same as PO).
- 510 19. For Workplan Action 1: CSA subarea planning program:
- 511 a. Requires a public review draft to be made available prior to transmittal to  
512 Council.
- 513 b. Requires DPER (rather than Executive staff) to update and coordinate with  
514 the Councilmember office representing that CSA or PAA area.
- 515 20. For Workplan Action 3: TDR Amenity Funding Pilot:
- 516 a. Requires changes to the KCCP and Code to be transmitted as part of the  
517 2020 Comprehensive Plan update.
- 518 21. For Workplan Action 4: TDR Program Review:
- 519 a. Requires changes to the KCCP and Code to be transmitted as part of the  
520 2020 Comprehensive Plan update.
- 521 22. For Workplan Action 6: Alternative Housing Demonstration Project:
- 522 a. Requires demonstration project to be transmitted by June 30, 2019.
- 523 b. Requires final report and KCCP and Code amendments to be transmitted  
524 by December 31, 2021.
- 525 23. For Workplan Action 8: Cottage Housing:
- 526 a. Requires changes to the KCCP and Code to be transmitted as part of the  
527 2020 Comprehensive Plan update.
- 528 b. Adds requirement to include an evaluation of proximity of garages to  
529 dwelling units, dwelling units of varying square footages.
- 530 24. For Workplan Action 12: Plat Ingress/Egress Requirements:
- 531 a. Adds requirement to include an evaluation of distance between to entry  
532 points, access for emergency vehicles, and sufficient roadway width.
- 533 b. Requires the Code and Road Standards amendments to be transmitted by  
534 June 30, 2019.
- 535 25. For Workplan Action 13: Water Availability:
- 536 a. Requires final report by December 31, 2018, and changes to the KCCP  
537 and Code to be transmitted as part of the 2020 Comprehensive Plan  
538 update.
- 539 b. Adds requirement to coordinate with local watershed improvement  
540 districts.
- 541 26. Adds new Workplan Action 14: 2020 Comprehensive Plan Update. This  
542 language gives more information regarding the 2020 update described in the PO.
- 543 27. Adds new Workplan Action 14: Annual DLS Briefing at PRE. This would direct  
544 the Department of Local Services (currently under review as part of PO 2018-  
545 0312), if created, to brief the Planning, Rural Service and Environment (PRE)  
546 Committee, or its successor, on its evaluation of processes, procedures and  
547 policies and areas for improvement in delivery of unincorporated area services.
- 548 28. Adds new Workplan Action 16: Streamlining the Comprehensive Plan. This  
549 would direct the Executive to review and propose modifications to the KCCP and  
550 Code with the goal “to make the Comprehensive Plan and relevant sections in  
551 King County Code Title 20 more reader-friendly and accessible to a wider

552 audience, redundancies and excess detail should be minimized.” This would  
553 require changes to be transmitted as part of the 2023 eight-year update.

554 29. For Workplan Action 17: PAA Annexations:

- 555 a. Adds a requirement to evaluate tax revenue impacts resulting from
- 556 annexations, annexation of roadways within PAAs, and annexation of
- 557 orphan roads.
- 558 b. Extends the deadline to December 31, 2019.

559  
560 **Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**

561 None

562  
563  
564 **The draft chair’s striking amendment would also make technical and clarifying**  
565 **changes to the Executive’s transmittal, including:**

566  
567 **Proposed Ordinance:**

- 568
- 569 30. Technical corrections to references to other Ordinances.
- 570 31. Clarifying edits to findings regarding when subarea plans will be adopted by the
- 571 Council.
- 572 32. Modifications to the terminology, so that annual, two-year and eight-year updates
- 573 are consistently used throughout the Code.
- 574 33. Corrects date change for Vashon-Maury Island Workplan Action 1, to reflect
- 575 Executive’s intent that this would be transmitted in June 2022.
- 576 34. Clarifies that the amendments to the Vashon-Maury Island subarea plan are
- 577 included and attached to the KCCP.
- 578 35. Adds language that community service area subarea plans can be adopted as part
- 579 of an annual KCCP update.
- 580 36. Clarifies when site-specific land use map and shoreline master program map
- 581 amendments may be considered (during an annual, two-year or eight-year
- 582 update).
- 583 37. Clarifies when shoreline environment designations can be amended (during an
- 584 annual, two-year or eight-year update).
- 585 38. Re-ordered the language regarding the CSA subarea planning schedule
- 586 39. Modified the language regarding when the Executive determines that additional
- 587 appropriation is needed to complete a subarea plan.
- 588 40. Modifies the requirements for the annual docket report to reflect the two-year
- 589 update option.
- 590 41. Modifies the requirements for four-to-one proposals to reflect the two-year update
- 591 option.
- 592 42. Makes code reviser edits.
- 593 43. Adds in sections directing the Executive to send two sections to the Department
- 594 of Ecology for their approval of changes to the Shoreline Master Program.
- 595 44. Adds severability language.

596  
597 **Attachment A – Amendments to 2016 KCCP:**

- 598  
599 45. Clarifies terminology around subarea plans and the planned process and schedule  
600 for developing and adopting these plans.  
601 46. Clarifies that subarea studies assess feasibility of zoning reclassifications, not  
602 only upzones.  
603 47. Modifies the language regarding what is allowed with an annual update.  
604 48. Adds references to two-year update throughout, in policy and lead-in text.  
605 49. Modifies Policy I-203 to reflect changes made in the PO for what is allowed with  
606 an annual update.  
607 50. Removes outdated reference to Benchmark Program and language regarding  
608 creation of a performance measures program.  
609 51. Adds language to the lead-in text for the Workplan to describe reasoning behind  
610 changes to the Workplan.  
611 52. Adds definitions of Area Zoning and Land Use Study, Public Review Draft and  
612 Subarea Study and changes to Subarea Plan definitions to reflect those in the PO.  
613

614 **Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**  
615

- 616 53. Clarifies the deadline for the VMI Workplan Action 1: P-suffix condition, to  
617 reflect Executive’s intent that this be transmitted in 2022.  
618

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**King County**

**2018 Amendments to the  
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and Ordinance 18602, Section 47, Proviso P3.

September 12, 2018

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*In the second paragraph of the Cover Letter, amend text as follows:*

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

*In the Executive Summary, starting on page ES-5, amend text as follows:*

**Major ~~((Four-Year))~~ Update**

The 2016 update is a major ~~((four year))~~ review of the Comprehensive Plan and, this year marks the 25th anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve resource land and environmentally sensitive areas. By almost any measure, King County has been successful in realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity, reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

*In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as follows:*

Community Service Area Subarea plans, ~~((including))~~ as well as other community plans and basin plans, focus the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service Area Subarea Planning, for information on large-scale subarea land use plans for rural and urban unincorporated communities in King County). Smaller-scale studies, known as area zoning and land use studies, per King County Code,<sup>5</sup> are focused on adoption or amendment of land use and zoning maps on an area wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan and provisions in the King County Code.<sup>6</sup>

61 *In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as*  
 62 *follows:*

63  
 64 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes  
 65 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the  
 66 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility  
 67 of ~~((upzoning))~~ zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific  
 68 areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an  
 69 area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site  
 70 Specific Land Use Amendments<sup>5</sup> and Zone Reclassifications,<sup>6</sup> which are site specific processes that involve  
 71 County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a  
 72 decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with  
 73 amendments during the Plan update process.

74  
 75 *In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as*  
 76 *follows:*

77  
 78 The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In  
 79 King County, those annual amendments allow ~~((technical))~~ limited changes only, except for once every  
 80 ~~((four))~~ eight years. Then, during the "~~((Four))~~ Eight-Year Cycle review process," substantive changes to policies(~~(~~  
 81 ~~land use designations))~~ and amendments to the Urban Growth Area boundary can be proposed and adopted. A  
 82 smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also  
 83 be considered once every two years, but only if authorized by motion and included in the scope of a "Two-Year"  
 84 update. These provisions are detailed in King County Code Title 20.18. Additional information and policies are  
 85 found in Chapter 12, Implementation, Amendments and Evaluation.

86  
 87 *In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend*  
 88 *text as follows:*

89  
 90 **Chapter 11: Community Service Area Subarea Planning**

91 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea  
 92 planning program that offers long-range planning services to unincorporated communities. The majority of King  
 93 County's community plans ~~((except for the West Hill and White Center Plans))~~ are no longer in effect as  
 94 separately adopted plans.<sup>7</sup> In many cases, however, the plans contain valuable historical information about King  
 95 County's communities and often provide background for the land uses in effect today. Policies from the

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<sup>7</sup> The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

96 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of  
97 each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the  
98 new Community Service Area subarea plans as they are adopted.  
99

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

101 The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have  
102 been adopted to achieve the growth management objectives of King County and the region. This chapter  
103 describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual  
104 cycle, two-year cycle, and the ~~((four))~~eight~~((-))~~-year-cycle amendments. The chapter identifies a series of major  
105 Workplan actions that will be undertaken between the major update cycles to implement or refine provisions  
106 within the Plan. This chapter further explains the relationship between planning and zoning.  
107

108 *In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:*

109  
110 **U-183** King County should actively pursue designating urban separators in the  
111 unincorporated area and work with the cities to establish permanent urban  
112 separators within the ~~((unincorporated))~~incorporated area that link with and  
113 enhance King County's urban separator corridors.  
114

115 *In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend*  
116 *text as follows:*

117  
118 There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites.  
119 One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area  
120 adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an  
121 existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but  
122 expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~  
123 Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and  
124 continue to be used as for industrial purposes and have a designation as a King County Historic Site.  
125

126 *In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend*  
127 *policy as follows:*

128  
129 **R-683** King County may update the Mineral Resources Map to identify additional  
130 Potential Mineral Resource Sites only during the ~~((four))~~eight-year

131 Comprehensive Plan amendment cycle, or during a two-year update if included in  
132 the scope of the motion authorizing the two-year update.

133

134 *In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend*  
135 *policy as follows:*

136

137 **R-650a** The Snoqualmie Valley Agricultural Production District is the first Agricultural  
138 Production District to undergo a watershed planning effort called for in R-650.  
139 King County shall implement the recommendations of the Snoqualmie Fish, Farm  
140 and Flood Advisory Committee. The recommendations of the task forces and  
141 other actions identified in the final Advisory Committee Report and  
142 Recommendations will form the basis for a watershed planning approach to  
143 balance fish, farm and flood interests across the Snoqualmie Valley Agricultural  
144 Production District and an agreement on protecting a defined number of acres of  
145 agricultural land. The Advisory Committee, or a successor committee, will  
146 monitor progress of the task forces and will reconvene to evaluate the watershed  
147 planning approach to balancing interests prior to the next Comprehensive Plan  
148 Update. The policy issues and recommendations outlined in the Snoqualmie  
149 Fish, Farm, Flood Advisory Committee Report and Recommendations are largely  
150 specific to the Snoqualmie Valley and are not intended to be applied broadly in  
151 other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused  
152 in other Agricultural Production Districts will need to go through their own  
153 processes to identify barriers to success for all stakeholders in these geographic  
154 areas. R-649 continues to apply to the Snoqualmie Valley Agricultural  
155 Production District until the watershed planning effort outlined in the Fish, Farm  
156 and Flood recommendations is complete. A policy reflecting the outcome of this  
157 effort shall be included in the next (~~four~~) eight-year cycle Comprehensive Plan  
158 Update.

159

160 *In Chapter 8 Transportation, starting on page 8-7, amend text as follows:*

161

162 The Strategic Plan for Road Services defines the vision and mission for the King County Department of  
163 Transportation’s Road Services Division. The Strategic Plan for Road Services provides detailed direction for the  
164 response to the many complex challenges, including two trends that have had significant impacts on the county’s  
165 road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced  
166 the urban unincorporated area and therefore the tax base that supports the unincorporated road system has  
167 shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is  
168 ~~((developed))~~ completed, Road Services Division’s responsibilities will likely focus almost entirely on the Rural  
169 Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater

170 detail in Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with  
171 the consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King  
172 County road system through focused investment of available resources to facilitate the movement of people,  
173 goods and services, and respond to emergencies.

174

175 *In Chapter 10 Community Service Area Subarea Planning, starting on page 10-15,*  
176 *amend text as follows:*

177

178 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural  
179 Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent  
180 with the unique character of rural King County. The mission is accomplished by initiating and implementing  
181 specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall  
182 into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen  
183 and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home  
184 occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and  
185 Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the  
186 Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning,  
187 no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

188

189

190 *In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2,*  
191 *amend text as follows:*

192

## 193 **A. Planning Framework and Geography**

194 Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community  
195 Service Areas will be used as the framework for subarea plans created and amended from that point  
196 forward. Subarea plans will be developed for the six rural Community Service Areas, and for the five remaining  
197 large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use issues in  
198 these subarea geographies.

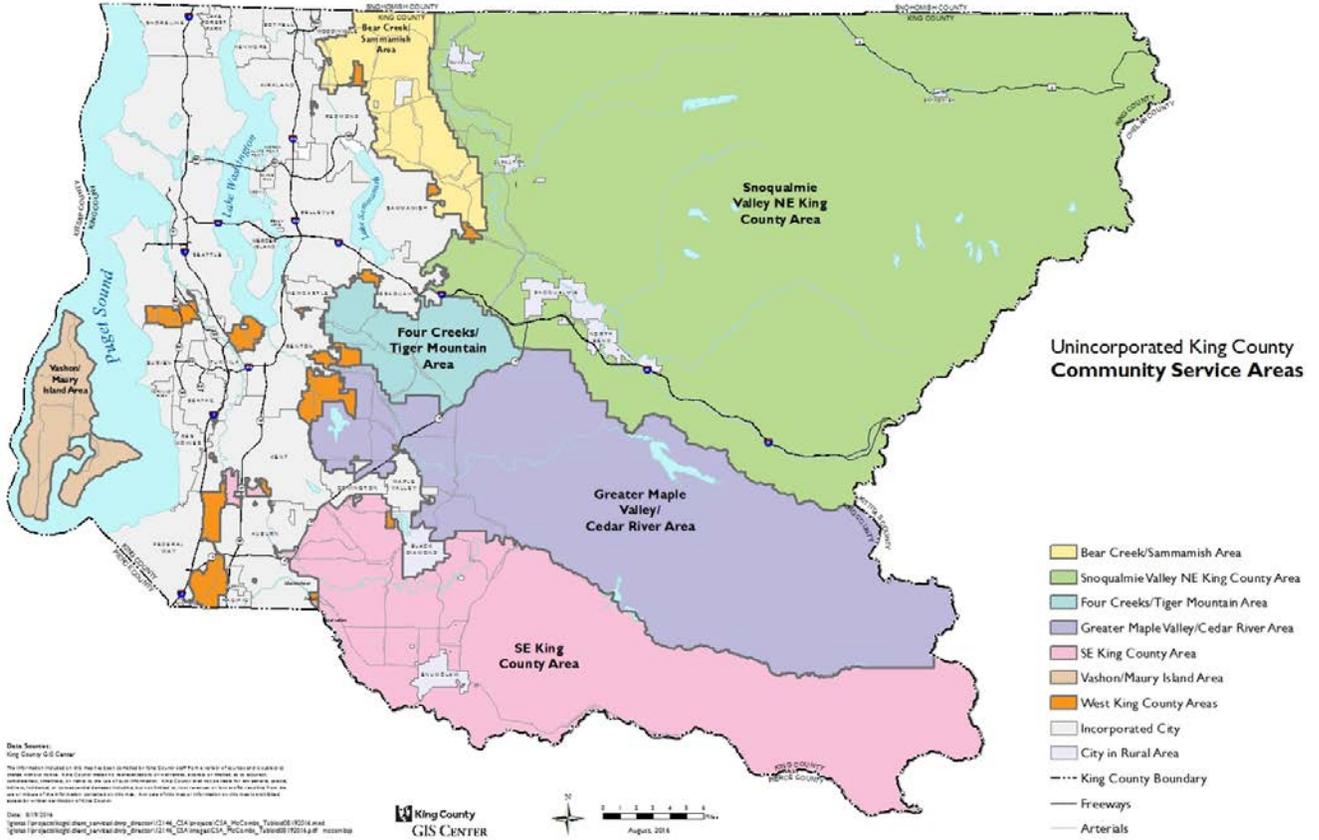
199

200 There are a number of key benefits to defining subarea planning boundaries to be coterminous with the  
201 Community Service Area boundaries. This structure organizes the County's unincorporated planning area into  
202 fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon.  
203 Using the Community Service Area boundaries also aligns land use planning with other county services and  
204 programs thereby increasing consistency between planning and public service delivery. Finally, since the last  
205 round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean

206 some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional,  
 207 rather than local, planning role in those areas.

208

209 **Figure: Community Service Areas Map**



210

211

212

213 The following table illustrates how the Community Service Area geography aligns with the former Community  
 214 Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new  
 215 geographic structure.

216

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish

Vashon / Maury Island	Vashon
West King County Areas ( <i>unincorp. urban</i> )	Portions of 10 Community Planning Areas

217  
 218 While there are differences among the Community Service Areas in terms of their boundaries, range of land  
 219 uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion  
 220 of the county receives some level of planning on a regular cycle. This includes a regular assessment of the  
 221 Community Service Area's goals, population changes, new development, employment targets and similar  
 222 demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea  
 223 Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have  
 224 more refined, (~~cross-discipline, and localized~~) land use focuses on rural town centers, urban neighborhoods, or  
 225 corridor approaches.

226  
 227 The high level review along with more detailed land use planning will be guided by a series of criteria such as  
 228 community interest, social equity, funding, and new development. Equity and social justice principles will play  
 229 a particularly key role during subarea plan public engagement activities. People of color, low-income residents,  
 230 and populations with limited English proficiency will be informed and offered equitable and culturally-  
 231 appropriate opportunities to participate in its planning process. (~~The anticipated length of each detailed subarea~~  
 232 ~~plan will be based on the extent and complexity of the work described in each scope.~~)

233  
 234 **B. Planning Schedule**

235 Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all  
 236 (~~seven~~) six rural Community Service Area subareas and five large urban Potential Annexation Areas over the  
 237 course of an (~~eight~~) approximately thirteen year period (while pausing the subarea planning process during the  
 238 Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local, community level  
 239 with detailed planning will facilitate a more equitable planning process. The plan sequencing was determined by  
 240 subarea plans already underway, the ability to partner with other jurisdictions, anticipated land use changes  
 241 within a Community Service Area, and striving for a countywide geographic balance in alternating years. The  
 242 anticipated duration of each subarea planning process will be two years, which includes time for community  
 243 engagement, plan development, and Council review and adoption.

244  
 245 ((

Year	Community Service Area	Other Planning
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	

2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2021	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

246 ))

247 **Schedule of Community Service Area Subarea Plans**

<u>Planning Year</u>	<u>Adoption Year</u>	<u>Geography</u>	<u>Other Planning</u>
<u>2018-19</u>	<u>2019-20</u>	<u>Skyway West Hill PAA</u>	<u>2020 Comprehensive Plan Update</u>
<u>2019-20</u>	<u>2020-21</u>	<u>North Highline PAA</u>	
<u>2020-21</u>	<u>2021-22</u>	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2021-22</u>	<u>2022-23</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2022-23</u>	<u>2023-24</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2023-24</u>	<u>2024-25</u>	<u>Fairwood PAA</u>	<u>Potential Two-Year Update</u>
<u>2024-25</u>	<u>2025-26</u>	<u>Bear Creek/Sammamish CSA</u>	
<u>2025-26</u>	<u>2026-27</u>	<u>Southeast King County CSA</u>	<u>Potential Two-Year Update</u>
<u>2026-27</u>	<u>2027-28</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2027-28</u>	<u>2028-29</u>	<u>East Renton PAA</u>	<u>Potential Two-Year Update</u>
<u>2028-29</u>	<u>2029-30</u>	<u>Federal Way PAA</u>	
<u>2029-30</u>	<u>2030-31</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>

248

249 *Note: The planning year is a 12-month, July to June process. The adoption year is a 12-month, July to June process.*

250

251 Department of Permitting and Environmental Review staff will update and coordinate with the Councilmember  
 252 office(s) representing the applicable geography throughout each subarea plan development and community  
 253 outreach process. This coordination will include the Department making a Public Review Draft of each  
 254 subarea plan available to the public and the Council for comment prior to finalizing the plan for transmittal.

255

256 For each of the Community Service Area subarea planning processes, the subarea plans included in Motion  
 257 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This  
 258 includes the following adopted scopes of work:

Study in Motion 14351	Community Service Area
<p>Snoqualmie Pass Subarea Plan:</p> <p>Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>
<p><del>((Vashon Subarea Plan:</del></p> <p><del>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.</del></p>	<p><del>West King County CSA — Vashon-Maury Island CSA))</del></p>
<p>Highline Subarea Plan:</p> <p>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.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan:</p> <p>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; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	<p>Four Creeks/Tiger Mountain CSA</p>

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263

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger

264 structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able  
 265 to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or  
 266 Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue  
 267 arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

268  
 269 In consideration of the restructure of the subarea planning program adopted in 2018, the County will evaluate  
 270 initiating a performance audit of the program once the restructure has been implemented, by adding a  
 271 requirement to the King County Auditor's work plan during the 2021-2022 biennium. Additionally, following  
 272 the completion of the first thirteen-year subarea planning cycle, the subarea planning schedule for developing  
 273 and adopting updates to the subarea plans moving forward will be reviewed as part of the 2031 major  
 274 Comprehensive Plan update. This review will include evaluation of whether the subarea plan update schedule  
 275 and process can be condensed from its current thirteen-year planning cycle.

276

## 277 **C. Background**

278 Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King  
 279 County. The first generation of community plans, substantially completed by 1984, were used to implement the  
 280 county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital  
 281 projects (primarily roads and parks) for each planning area. The second generation of community plans, from  
 282 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example  
 283 low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban  
 284 residential densities, and development guidelines for major urban activity centers such as Kenmore) that were  
 285 carried over to the 1994 King County Comprehensive Plan.

286

287 Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the  
 288 comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive  
 289 plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled  
 290 out the relationship between the comprehensive plan and community plans and directed the county to review  
 291 community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community  
 292 plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant  
 293 (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and  
 294 should be readopted as part of the comprehensive plan.

295

296 Although the majority of the community plans ~~((except for West Hill and White Center))~~ are no longer in effect  
 297 as separately adopted plans,<sup>1</sup> in many cases the published plan documents contain valuable historical  
 298 information about King County's communities and other information that provides background for the policies

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<sup>1</sup> The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

299 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect.  
300 The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service  
301 Area subarea plans as they are adopted.  
302

303 *In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39,*  
304 *amend policy as follows:*  
305

## 306 **VII. West King County Area**

307  
308 As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is  
309 comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth  
310 Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle((-)) and  
311 Renton(~~(, Kent, Redmond and Sammamish)~~). In addition, there are over *one hundred* other smaller areas that are  
312 affiliated with or adjacent to Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.  
313

314 King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated,  
315 the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to  
316 participate. Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential  
317 Annexation Area section as well as in other annexation policies found in chapters throughout the  
318 Comprehensive Plan. For the areas at the edge of the urban growth boundary, policies in other parts of this  
319 chapter may be relevant since the historical Community Plans often included these edge communities. This is  
320 further described below.  
321

### 322 **Background**

323 The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA  
324 consists of separate unincorporated areas that were once part of larger areas with their own community  
325 plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and  
326 piecemeal annexations since the community planning process began in the mid-1980s.  
327

328 The West Hill Community Plan and White Center Community Plan, applying to portions of the original  
329 Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center  
330 in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already  
331 incorporated as part of the 1994 King County Comprehensive Plan.  
332

333 **A. East Federal Way Potential Annexation Area**

334 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and  
335 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted  
336 separately from their implementing area zoning. After these experiences, the county decided to adopt both  
337 together to avoid going through essentially the same decisions twice for each community. The City of Federal  
338 Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the  
339 Federal Way Community Plan or its amendments are readopted.

340

341 **B. Fairwood and East Renton Potential Annexation Areas**

342 Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area.  
343 Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal  
344 fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the  
345 historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the  
346 West King County Community Service Areas. This means that the general annexation policies in the  
347 comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

348

349 The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the  
350 historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King  
351 County Community Service areas. This means that the general annexation policies in the comprehensive plan, as  
352 well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

353

354 **C. North Highline and White Center Potential Annexation Areas**

355 Highline has one of the longest histories of any community planning area. Between its original adoption in 1976  
356 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline  
357 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for  
358 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan,  
359 and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous  
360 portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a  
361 whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in  
362 the unincorporated area population. Because the majority of the area has now transitioned into cities, none of  
363 the Highline Community Plan is readopted with the exception of West Hill and White Center, which were  
364 adopted in 1994 as part of the comprehensive plan but published separately.

365

366 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the  
367 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

368

369 **D. West Hill – Skyway Potential Annexation Area**

370 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the  
371 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

372  
373 In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill  
374 Community Plan. Around this same time, the County was also providing technical assistance to a community-  
375 led effort to update some elements of the Community Plan. This community-led effort resulted in the  
376 development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan.  
377 Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources  
378 available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work  
379 with the community to review the proposed Action Plan and to update the Community Plan within the context  
380 of the new Subarea Planning Program. ~~((A))~~A process to update to the Community Plan will be initiated in  
381 approximately July 2018, with adoption anticipated in June 2020~~((transmitted by the Executive to the Council~~  
382 ~~by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update)).~~

383  
384 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-1,***  
385 ***amend text as follows:***

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles, two-year update cycles, and ~~((four))~~eight~~((--))~~ year cycle amendments.

387  
388

389 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-4,***  
390 ***amend text and policy as follows:***

391  
392 The Comprehensive Plan amendment process includes an annual cycle, a two-year cycle, and ~~((a four))~~an  
393 eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes and  
394 adoption of or amendments to CSA subarea plans. The ~~((four-year))~~eight-year cycle is designed to address  
395 amendments that propose substantive changes. The two-year cycle is an optional process that allows for  
396 consideration of a smaller range of substantive changes, but only if initiated by motion. This amendment  
397 process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new  
398 land use initiatives to work. By allowing annual update and two-year update amendments, the process provides  
399 sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early  
400 and continuous public involvement and necessitates meaningful public dialogue.

401  
402 King County has established a docket process to facilitate public involvement and participation in the  
403 Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing  
404 changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or  
405 other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed  
406 amendment. Docket forms are available via the King County website.

407  
408 **I-201                      The amendment process shall provide continuing review and evaluation of**  
409 **Comprehensive Plan policies and development regulations.**

410  
411 **I-202                      Through the amendment process, King County Comprehensive Plan policies and**  
412 **supporting development regulations shall be subject to review, evaluation, and**  
413 **amendment according to an annual cycle, a two-year cycle, and ~~((a four))~~ an**  
414 **eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

415  
416 **I-203                      Except as otherwise provided in this policy, the annual cycle shall not consider**  
417 **proposed amendments to the King County Comprehensive Plan that require**  
418 **substantive changes to Comprehensive Plan policies and development**  
419 **regulations or that alter the Urban Growth Area Boundary. Substantive**  
420 **amendments may be considered in the annual amendment cycle only if to**  
421 **consider the following:**  
422 **a.            A proposal for a Four-to-One project that changes the Urban Growth**  
423 **Area Boundary;**  
424 **b.            An amendment regarding the provision of wastewater services to a Rural**  
425 **Town. Such amendments shall be limited to policy amendments and**  
426 **adjustments to the boundaries of the Rural Town as needed to**  
427 **implement a preferred option identified in a Rural Town wastewater**  
428 **treatment study;**

- 429 c. Amendments necessary for the protection and recovery of threatened
- 430 and endangered species; ~~((or))~~
- 431 d. Adoption of, amendment to, or updates of Community Service Area
- 432 subarea plans;
- 433 e. Amendments to the workplan; or
- 434 f. Amendments to update the Comprehensive Plan schedule to respond to
- 435 adopted ordinances to improve alignment with the Growth Management
- 436 Act, multicounty and countywide planning activities.

437

438 **I-204** The ~~((four))~~eight-year cycle shall consider proposed amendments that could be

439 considered in the annual cycle and also those outside the scope of the annual

440 cycle, proposed amendments relating to substantive changes to Comprehensive

441 Plan policies and development regulations, and proposals to alter the Urban

442 Growth Area Boundary in accordance with applicable provisions of Countywide

443 Planning Policies. A smaller-range of substantive changes to policies and

444 amendments to the Urban Growth Area boundary may also be considered once

445 every two years, but only if authorized by motion and included in the scope of a

446 “Two-Year” update.

447

448 *In Chapter 12 Implementation, Amendments and Review, starting on page 12-6,*

449 *amend text and policy as follows:*

450

451 **III. Review and Evaluation**

452 In accordance with the Growth Management Act, King County and its cities will work together to employ an

453 established review and evaluation program (~~((through the King County Benchmark Program))~~), as provided by the

454 King County Countywide Planning Policies. The purpose of the program ~~((is))~~ will be to determine whether the

455 county and its cities are achieving urban densities within urban growth areas by comparing growth and

456 development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county

457 and city comprehensive plans with actual growth and development in the county and cities.

458

459 In partnership with the King County Growth Report, the King County Buildable Lands Report and

460 supplementary monitoring of the King County Comprehensive Plan, the ~~((King County Benchmark Program~~

461 ~~collects and reviews))~~ County and its cities will review information relating to and including, but not limited to,

462 the following:

- 463 • Urban densities;
- 464 • Remaining land capacity;
- 465 • Growth and development assumptions, targets, and objectives;

- 466 • Residential, commercial, and industrial development;
- 467 • Transportation;
- 468 • Affordable housing;
- 469 • Economic development; and
- 470 • Environmental quality.

471

472 ~~((As outlined in the Workplan section of this chapter, in preparation for the 2020 Comprehensive Plan update,~~  
473 ~~King County intends to develop a new performance measures program to replace the current Benchmark~~  
474 ~~Program.))~~

475

476 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-11,***  
477 ***amend text as follows:***

478

## 479 **VI. 2016 Comprehensive Plan Workplan**

480 A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have  
481 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks  
482 were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016  
483 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in  
484 conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and  
485 other core regional planning and implementation activities. Each Workplan item includes a summary  
486 description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County  
487 Comprehensive Plan, as part of the restructure adopted in Ordinance XXXXX (Proposed Ordinance 2018-  
488 0153) and Motion 15142, the County modified the structure of the King County Comprehensive Plan  
489 review cycle, to include a comprehensive update every eight years, as well as potential annual and Two-  
490 Year updates. As part of this review, Workplan items were amended to reflect this restructure, and to add  
491 direction for future updates to the Comprehensive Plan, including a 2020 update.

492

493 When transmitting to the Council the required report, study, ordinance, and/or motion in any of the items  
494 outlined below, the transmittal shall be in the form of a paper original and an electronic copy filed with the  
495 clerk of the Council, who shall retain the original and provide an electronic copy to all Councilmembers,  
496 the Council chief of staff, the policy staff director and the lead staff for the ~~((transportation, economy and~~  
497 ~~environment)) planning, rural service and environment committee, or its successor.~~

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**Action 1: ((Initiation))Implementation of the Community Service Area Subarea Planning Program.** Under the direction of the Department of Permitting and Environmental Review, King County ((is launching)) has launched a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every ((seven))thirteen years based on planning schedule in Chapter 11.
- *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, ((no later than March 1 of the year following the Community Service Area’s planning period)) at a time consistent with King County Code Chapter 20.18. A Public Review Draft of each subarea plan shall be made available to the public and the Council for comment prior to finalizing the plan for transmittal.
- *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. ((Executive staff)) The Department of Permitting and Environmental Review shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.

**Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose of the program is to develop longer-term indicators to provide insight into whether the goals of the Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the Comprehensive Plan, this program will be implemented on ((a four))an eight-year cycle. Reports are to be released in the year prior to the initiation of the ((four-year))eight-year update in order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

- *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ((2018)) 2021 Comprehensive Plan Performance Measures Report released by ((December 1, 2018))March 1, 2021, will inform the ((2019))2021 Scope of Work for the ((2020))2023 Comprehensive Plan update.
- *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by June 1, 2017, in the form of a motion that adopts the framework. The ((2018))2021 Comprehensive Plan Performance Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council. The Executive shall file with the Council the ((2018))2021 Comprehensive Plan Performance Measures Report. The ((2019))2021 Scope of Work for the ((2020))2023

535 Comprehensive Plan Update shall be informed by the ((2018))2021 Performance Measures Report. The  
 536 Executive's transmitted ((2020))2023 Comprehensive Plan shall include updated references to the new  
 537 Performance Measures Program.

- 538 • *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's  
 539 Comprehensive Plan lead staff in development of the 2017 framework for the program.

540  
 541

542 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**  
 543 **Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in  
 544 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This  
 545 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated  
 546 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East  
 547 Renton Plateau – an area of urban unincorporated King County that has received a substantial number of  
 548 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area  
 549 Pilot Project will: develop a process for engaging the community to determine the type of amenities the  
 550 community desires; assess the type and amounts of funding available for providing amenities; and establish an  
 551 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future  
 552 Transferrable of Development Rights).

- 553 • *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot  
 554 Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so  
 555 as to inform the King County 2019-2020 Biennial Budget.

- 556 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity  
 557 Funding Pilot Project Report recommending process and funding levels relative to Transferrable of  
 558 Development Rights used in development projects. The report shall include identification of any  
 559 necessary recommended amendments to the Comprehensive Plan and King County Code. The  
 560 Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and  
 561 King County Code as part of the 2020 Comprehensive Plan update.

- 562 • *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with  
 563 the Councilmember office(s) representing the pilot project community throughout the process.

564

565 **Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development  
 566 Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring  
 567 development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights  
 568 Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as  
 569 focusing new growth in urban areas.

570

571 This Workplan item will do the following:

- 572 A. Prepare a Transfer of Development Rights Program Review Study that addresses:
- 573 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and  
574 receiving sites.
- 575 2) Analysis of potential Transfer of Development Rights Program changes that build on existing  
576 program objectives while considering other policy objectives, such as making investments in  
577 economically disadvantaged areas, promoting housing affordability, incentivizing green  
578 building, and providing for Transit Oriented Development. The analysis should take into  
579 consideration the economic feasibility of and market interest in these other policy objectives, as  
580 well as opportunities for providing amenities to communities that receive Transfer of  
581 Development Rights. This analysis will be achieved through implementation of a pilot project  
582 that utilizes such incentives and provides amenities to the community receiving increased  
583 density associated with the Transfer of Development Rights. If possible, the pilot project should  
584 be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.
- 585 3) Consider possible performance criteria.
- 586 B. Produce an annual report to the Council on the Transfer of Development Rights Program and  
587 associated bank activity.
- 588
- 589 • *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The  
590 Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan  
591 and/or King County Code changes if applicable, shall be filed with the Council by (~~December 1,~~  
592 2018) September 28, 2019 as part of the 2020 Comprehensive Plan update.
  - 593 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review  
594 Study and the annual report. The Study shall outline policy and implementation options, if applicable. If  
595 Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing  
596 those changes shall also be transmitted to the Council with the Study.
  - 597 • *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget.  
598 Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot  
599 project community throughout the process.
- 600

601 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive  
602 Plan includes new policy direction that may need updates in the King County Code in order to be implemented  
603 before the (~~2020~~) 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the  
604 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the  
605 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The  
606 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to  
607 reflect court rulings and current case law.

- 608 • *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will  
609 inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,  
610 2019.
- 611 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016  
612 Comprehensive Plan Implementation Report and the code update ordinance(s).
- 613 • *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance  
614 Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's  
615 Office.

616

617 **Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary  
618 and permanent alternative housing models to address the issues of homelessness and affordable housing in the  
619 Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can  
620 inform a larger demonstration project under King County Code on alternative housing models in unincorporated  
621 King County. Based on what the County learns from the experience of pilots across the region, the County  
622 should pursue a larger demonstration project that looks at a broader range of temporary and permanent  
623 alternative housing models under its land use authority.

624

625 This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under  
626 K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single  
627 and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar  
628 models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration  
629 project will allow the County to test development regulations and other regulatory barriers related to alternative  
630 housing models before adopting or amending permanent regulations. Such regulations could include  
631 amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire  
632 codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and  
633 glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should  
634 also analyze potential funding sources and funding barriers for projects that may or may not require public  
635 funding, including funds managed by the King County Housing and Community Development Division of the  
636 Department of Community and Human Services.

- 637 • *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in  
638 unincorporated King County that will participate in an Alternative Housing Demonstration Project.  
639 While a project or projects are being chosen, a Demonstration Project ordinance package that pilots  
640 necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration  
641 Project shall be transmitted to Council by (~~December 31, 2018~~) June 29, 2019. Phase II – An Alternative  
642 Housing Demonstration Project Report, including proposed regulations and/or amendments to  
643 implement the recommendations of the report shall be transmitted to the Council for consideration by  
644 December 31, (~~2020~~) 2021.

645 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the  
646 Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in  
647 the Demonstration Project(s), and identification of recommended amendments to the Comprehensive  
648 Plan and King County Code. The Executive shall also file with the Council an ordinance adopting  
649 updates to the Comprehensive Plan and/or King County Code as recommended in the Report.

650 • *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King  
651 County Council, Department of Community and Human Services, Department of Permitting and  
652 Environmental Review, Public Health, and Office of Performance Strategy and Budget.  
653

654 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive  
655 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King  
656 County. In order to give the Council additional time to consider these proposed changes and to address the  
657 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will  
658 be further developed through this work plan item.  
659

660 The Council identified several policy issues through review of the code changes as part of the 2016  
661 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these  
662 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County  
663 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the  
664 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016  
665 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

666 • *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and  
667 proposed regulations to implement the recommendations in report shall be transmitted to the Council for  
668 consideration by September 30, 2017.

669 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the  
670 Agricultural Related Uses Zoning Code Updates Report, which shall include identification of  
671 recommended amendments to the King County Code. The Executive shall also file with the Council an  
672 ordinance adopting updates to the King County Code as recommended in the Report.

673 • *Leads:* The King County Council will convene an interbranch team comprised of at least King County  
674 Council staff, the Department of Permitting and Environmental Review, the Department of Natural  
675 Resources and Parks, and the Office of Performance Strategy and Budget.  
676

677 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that  
678 allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In  
679 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban  
680 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and  
681 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will

682 review Comprehensive Plan policies and development code regulations for the potential for expanded  
 683 allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend  
 684 policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of  
 685 garages to the associated housing unit; and development of units with a wide variety of square footages, so as to  
 686 address various needs and a diversity of residents.

687 • *Timeline:* A Cottage Housing Regulations Report (~~((and any proposed policy or code changes to~~  
 688 ~~implement the recommendations in the report))~~) shall be transmitted to the Council (~~((for consideration))~~) by  
 689 December 31, 2018. Any proposed policy or code changes to implement the recommendations in the  
 690 report shall be transmitted to the Council for consideration by September 28, 2019 as part of the 2020  
 691 Comprehensive Plan update.

692 • *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall  
 693 include identification of any recommended amendments to the King County Code and/or  
 694 Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the  
 695 King County Code and/or the Comprehensive Plan, if recommended in the Report.

696 • *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy  
 697 and Budget.

698

699 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F-215b  
 700 which directs the County to “strive to provide services and build and operate public buildings and infrastructure  
 701 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to  
 702 develop an Implementation Plan for making King County government carbon neutral. The Implementation  
 703 Plan shall address existing and new County buildings, as well as all County operations and services, and shall  
 704 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help  
 705 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon  
 706 neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the  
 707 Implementation Plan.

708 • *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the  
 709 Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A  
 710 Progress Report on development of the Implementation Plan shall be transmitted to the Council by  
 711 December 31, 2017.

712 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral  
 713 King County Implementation Plan and a motion adopting the Implementation Plan.

714 • *Leads:* Department of Natural Resources and Parks.

715

716 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in  
 717 Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development.

718 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate  
719 Action Plan, the County will soon be in the process of reviewing potential green building code requirements  
720 and/or encouraged standards for private development for possible adoption. In the meantime, the County  
721 intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building  
722 Handbook” to help encourage private green building development, which is referenced in the 2016  
723 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building  
724 Handbook for review and potential approval.

- 725 • *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to  
726 the Council for consideration by March 1, 2017.
- 727 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building  
728 Handbook and a motion adopting the Handbook.
- 729 • *Leads:* The Department of Permitting and Environmental Review.

730

731 **Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional  
732 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation  
733 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs  
734 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.

735

736 This Workplan item directs the King County Department of Transportation, in coordination with the  
737 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to  
738 evaluate and report on how to enhance the bicycle network within unincorporated King County and address  
739 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;  
740 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report  
741 will include:

- 742 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as  
743 addressing bicycle facility provisions in:
  - 744 o roadway designs and standards, including lighting standards,
  - 745 o plat approvals,
  - 746 o commercial developments,
  - 747 o parks & trails planning, and
  - 748 o transit planning and access to transit.
- 749 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including  
750 the City of Seattle, for opportunities to connect to King County planning and active transportation  
751 facilities.
- 752 c. Working with stakeholders for identification of needs and areas for possible improvements.

- 753 • *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to  
754 the Council for consideration by December 31, 2017.

755 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network  
756 Planning Report and a motion adopting the Report.

757

758 • *Lead:* Department of Transportation.

759

760 **Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility to  
761 adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and  
762 Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision  
763 approval process using the Department of Transportation Roads Division’s “King County Road Design and  
764 Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one  
765 entry/exit (or ingress/egress) point and a looped road network within the subdivision.

766

767 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due  
768 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for  
769 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too  
770 close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic  
771 back-ups.

772

773 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),  
774 and the King County Department of Transportation Roads Standards to address these access issues. This code  
775 update will include: requiring two entry/exit points for plats and subdivisions over a certain size; requiring  
776 sufficient distance between the two entry/exit points so as to not impact traffic flows; addressing access for  
777 emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles; and  
778 increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall  
779 indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

780 • *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards  
781 shall be transmitted to the Council for consideration by (~~December 31, 2018~~) June 30, 2019.

782 • *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County  
783 Code and the King County Roads Standards.

784 • *Lead:* Department of Transportation and Department of Permitting and Environmental Review.

785

786 **Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in  
787 *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a  
788 responsibility under the Growth Management Act to make determinations of water availability through the  
789 Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of  
790 development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This  
791 case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling  
792 will require the County to develop a system for review of water availability in King County, with a particular

793 focus on future development that would use permit exempt wells as their source of potable water. This system  
794 will be implemented through amendments to the King County Comprehensive Plan and development  
795 regulations. The County will engage in a Water Availability and Permitting Study to address these and related  
796 issues. This study will analyze methods to accommodate current zoning given possible water availability issues  
797 and will look at innovative ways to accommodate future development in any areas with insufficient water by  
798 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.  
799

- 800 • *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;  
801 final report, with necessary amendments, will be transmitted to the Council by ~~((July 1))~~ December 31,  
802 2018. This report may inform the scope of work for the ~~((next major))~~ 2020 Comprehensive Plan  
803 update.
- 804 • *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County  
805 practices related to ensuring availability of water within the Comprehensive Plan and determining the  
806 adequacy of water during the development permit process.
- 807 • *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental  
808 Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting  
809 Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed  
810 improvement districts, and non-governmental organizations.

811  
812  
813 **Action 14: 2020 Comprehensive Plan Update.** In 2018, the County restructured its comprehensive planning  
814 program and associated Comprehensive Plan update cycles. This restructure includes moving to an eight-year  
815 update cycle. As part of the transition to this new planning cycle and given that the next major plan update will  
816 not be completed until 2023, there is a need to make substantive changes in the interim. The scope of the update  
817 proposed by the executive in the motion shall include any changes as called for by applicable Workplan Action  
818 items, any policy changes or land use proposals that should be considered prior to the 2023 update, review and  
819 inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next  
820 “major” update, aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during  
821 annual, midpoint and eight-year updates, and reviewing and updating the terminology to consistently describe  
822 the various updates.

- 823 • *Timeline:* A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the  
824 Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt  
825 the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration  
826 by September 28, 2019. The Council shall have until June 28, 2020 to adopt the 2020 Comprehensive  
827 Plan update.
- 828 • *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan  
829 update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or  
830 amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to  
831 implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall

832 proceed as established by the approved motion. The Executive shall then file with the Council the  
833 proposed 2020 Comprehensive Plan update by September 28, 2019. The Council shall have until June  
834 28, 2020 to adopt the 2020 Comprehensive Plan update.

- 835 • Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the  
836 Department of Permitting and Environmental Review.

837

838 **Action 15. Annual DLS Briefing at PRE.** In order to better serve the residents of unincorporated  
839 King County, the Executive transmitted legislation in 2018 (Proposed Ordinance 2018-0312) to  
840 establish a new Department of Local Services effective January 1, 2019, following guidance for the  
841 creation of the Department adopted in Motion 15125. If approved by the Council, the Department will  
842 be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of  
843 unincorporated services. In addition to this evaluation, the Department will report at least annually to  
844 the Planning, Rural Services and Environment (PRE) Committee or its successor on key issues related  
845 to unincorporated areas.

- 846 • Timeline: The Department will report to the PRE Committee or its successor at least annually.
- 847 • Outcomes: The Department of Local Services shall coordinate with the Regional Planning Unit  
848 and other departments to inform the 2020 Comprehensive Plan Update, and will brief the PRE  
849 Committee at least annually.
- 850 • Leads: Department of Local Services, in coordination with the Regional Planning Unit of  
851 Office of Performance, Strategy and Budget.

852

853 **Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP-  
854 103, is to be actively sought out throughout the development, amendment, and implementation of the  
855 Comprehensive Plan. The Plan, and various iterations before final adoption, are posted online in order  
856 to be accessible to the public, and active outreach efforts during plan updates seek to reach a wide  
857 range of County residents. However, such a lengthy document with many complex regulatory  
858 requirements can be difficult to navigate and understand. To make the Comprehensive Plan and  
859 relevant sections in King County Code Title 20 more reader-friendly and accessible to a wider  
860 audience, redundancies and excess detail should be minimized. This workplan item will initiate the  
861 process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20 over  
862 the next several years, with the goal of becoming shorter, easier to understand, and more accessible to  
863 the general public. This review will consider: removal of text or policies that are redundant and/or  
864 repetitive within the plan; removal of text or policies that are redundant to other existing plans and  
865 policy documents; removal of outdated text or policies; removal of text or policies that are at a level of  
866 detail that is more appropriate for functional plans, implementation plans, development regulations,

867 etc.: increasing readability and conciseness; clarifying the process for amending the plan; and making  
868 the document and sections of the Code more streamlined, user friendly, and accessible for the public.

- 869 • Timeline: A streamlined version of the Comprehensive Plan and relevant sections of King  
870 County Code Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be  
871 transmitted to the Council for consideration by June 30, 2022.
- 872 • Outcomes: The Executive shall file with the Council an ordinance adopting a streamlined  
873 version of the Comprehensive Plan and associated code changes as part of the Executive's  
874 proposed 2023 Eight-Year Comprehensive Plan update.
- 875 • Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the  
876 Council's Comprehensive Planning lead staff and the Department of Permitting and  
877 Environmental Review.

878

879

880 **Actions Related to the Growth Management Planning Council**

881 The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials  
882 from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the  
883 Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and  
884 serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent  
885 with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five  
886 King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full  
887 King County Council for review and consideration.

888

889 The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive  
890 Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and  
891 recommendations. King County will submit these Workplan items to the GMPC for consideration at its first  
892 meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31,  
893 2018. The Executive will work with the Council to determine whether the amendments are appropriate for  
894 inclusion in an Annual or Midpoint Comprehensive Plan Amendment prior to the next Eight-Year update.

895

896 **Action ((14)) 17: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential**  
897 **Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide  
898 Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area  
899 expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards  
900 annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and  
901 Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to  
902 address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where  
903 annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to

904 the County resulting from annexations, evaluation of requirements regarding annexation of roadways within  
905 Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer  
906 ownership to cities. Deadline: December 31, 2019.

907

908 **Action ((15)) 18: Review the Four-to-One Program.** The County's Four-to-One Program has been very  
909 effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open  
910 space. This is done through discretionary actions by the County Council, following a proposal being submitted  
911 by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of  
912 the program; these have included possible conversion of urban zoning for lands not contiguous to the original  
913 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer  
914 of development rights, providing increased open space credit for preserved lands with high ecological value (such  
915 as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands),  
916 and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the  
917 potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning  
918 Council would review the Four-to-One program and determine whether changes to the existing program should  
919 be implemented that will strengthen the program and improve implementation of the Comprehensive Plan,  
920 including evaluation of the proposals listed above.

921

922 **Action ((16)) 19: Buildable Lands Program Methodology Review.** As required by the Growth Management  
923 Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to  
924 accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State  
925 Department of Commerce, requires certain counties to determine whether the county and its cities are achieving  
926 urban densities within urban growth areas by comparing assumptions and targets regarding growth and  
927 development with actual growth and development in the county and cities. Since issuance of the first Buildable  
928 Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the  
929 methodology used by King County and the cities. The Growth Management Planning Council would work with  
930 stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and  
931 results, for potential refinements.

932

933 *In the Glossary, on page G-2, following the definition for "Applicant" add text as*  
934 *follows:*

935

936 **Area Zoning and Land Use Study**

937 An area zoning and land use study is a study that reviews the land use designations and zoning classifications for  
938 a specified set of properties. Area zoning and land use studies are focused on a broader set of policies than a  
939 subarea study, and do not look at the larger range of issues that a subarea plan would include. Area zoning and  
940 land use studies consider specific potential changes to land use or zoning, or both, and analyze such requests  
941 based on surrounding land use and zoning, current infrastructure and potential future needs, and consistency  
942 with the King County Comprehensive Plan, countywide planning policies, and the growth management act.

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*In the Glossary, starting on page G-4, amend text as follows:*

**Community Service Area Subarea Plan**

With King County's initiation of the subarea planning program, the new plans will be called Community Service Area Subarea Plans. These will ~~((be a long range, multi discipline, integrated tools that))~~ apply the countywide goals of the Comprehensive Plan to ~~((a))~~ smaller geographic areas. Each one of King County's ~~((seven))~~ six rural CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA Subarea Plan. CSA Subarea Plans focus on land use issues in the smaller geographies, as well as community identified implementation activities while recognizing the parameters of County funding and revenue sources~~((are comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan Profile applies to an entire CSA geography and includes broad goals and policies, CSA demographics, major land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted area of a CSA such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or analysis than a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or the environment))~~. These plans implement and are consistent with the Comprehensive Plan's policies~~((r))~~ and development regulations~~((r, and Land Use Map))~~.

*In the Glossary, on page G-20, following the definition for "Public Benefit Rating System (PBRS)" add text as follows:*

**Public Review Draft**

A Public Review Draft is a draft of executive proposed Comprehensive Plan amendments, including proposed Community Service Area subarea plans, made available to the public for review and comment. A Public Review Drafts is published prior to transmittal of proposed Comprehensive Plan amendments to the council so as to provide the public an opportunity to record comments before the executive finalizes the recommended amendments.

*In the Glossary, on page G-26, amend text as follows:*

**Subarea ((Planning)) Plans**

~~((This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.))~~ A subarea plan is a detailed local land use plan that implements, is consistent with, and is an element of the Comprehensive Plan containing specific policies, guidelines and criteria adopted by the council to guide development and capital improvement decisions within specific subareas of the county. Subareas are distinct communities, specific geographic areas or other types of

981 districts having unified interests or similar characteristics within the county. Subarea plans may include:  
982 community plans, community service area subarea plans, , neighborhood plans, basin plans, and plans  
983 addressing multiple areas having common interests. The relationship between the 1994 King County  
984 Comprehensive Plan and subarea plans is established by K.C.C. 20.12.015.

985

986 **Subarea Study**

987 A subarea study is a study that is required by a policy in the Comprehensive Plan to evaluate a proposed land use  
988 change, such as the establishment of new community business centers, adjusting Rural Town boundaries, or  
989 assessing the feasibility of zoning reclassifications in urban unincorporated areas. Subarea studies are focused on  
990 specific areas of the County, but do not look at the larger range of issues that a subarea plan would include.  
991 Subarea studies are separate from area zoning and land use studies defined in K.C.C 20.08.030. The  
992 Comprehensive Plan policies and accompanying text shall guide the scope and content of the subarea study.

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**King County**

**2018 Amendment to the  
Vashon-Maury Island Community Service Area  
Subarea Plan**

September 12, 2018



- 55       • *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed  
56 ordinance to implement the recommendations in report shall be transmitted to the  
57 Council for consideration by (~~December 31, 2018~~) June 30, 2022.  
58
- 59       • *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the  
60 Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include  
61 identification of recommended amendments to the p-suffix conditions and special  
62 district overlays. The Executive shall also file with the Council an ordinance adopting  
63 updates to the p-suffix conditions and special district overlays as recommended in the  
64 Report.  
65
- 66       • *Lead:* The Department of Permitting and Environmental Review shall lead an  
67 Interbranch Team including the Office of Performance, Strategy and Budget, Council  
68 staff, and the Prosecuting Attorney's office. Other departments may need to participate  
69 depending on the requirement of the p-suffix condition and special district overlay  
70 requirements. Executive staff shall update and coordinate with the Councilmember  
71 office(s) representing Vashon-Maury Island throughout the community planning  
72 process.  
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19 **EFFECT:** *Conforms the Title to the changes made in Striking Amendment S1.*

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

**S1**

September 12, 2018

Chair's Striker

cmj/ea

Sponsor: Lambert

Proposed No.: 2018-0153

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2018-0153, VERSION**

2 **1**

3 On page 1, beginning on line 17, strike everything through page 17, line 351, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:**

6 A. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as  
7 amended by Ordinance ~~18062~~18602, Section 5, Proviso P2, requires the executive to  
8 transmit a plan to restructure the Community Service Area subarea planning program, a  
9 motion to approve the plan, and an ordinance that implements changes recommended by  
10 the plan to the King County Comprehensive Plan and the King County Code.

11 B. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as  
12 amended by Ordinance ~~18062~~18602, Section 47, Proviso P3, requires the executive to  
13 transmit a plan to restructure the Community Service Area subarea planning program, a  
14 motion to approve the plan, and an ordinance that implements changes recommended by  
15 the plan to the King County Comprehensive Plan and the King County Code.

16 C. This ordinance implements the changes recommended by the plan by  
17 amending the King County Code and amending the King County Comprehensive Plan.

18 D. The plan calls for the Community Service Area subarea planning program to

- 1 -

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

19 ~~complete-adopt~~ one plan every ~~two years-year~~ with the exception of the year in which a  
20 major update to the King County Comprehensive Plan is completed.

Commented [JC1]: Clarifying that we will be taking actions every year on subarea plans, rather than only once every two years as the transmittal currently reads

21 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King  
22 County, to complete a review of its comprehensive plan on or before June 30, 2015, and  
23 every eight years thereafter. This means the next major review and update of the King  
24 County Comprehensive Plan is to be completed by June 30, 2023.

25 F. The major update of the King County Comprehensive Plan is shifted to an  
26 eight-year update cycle to expedite the subarea plans and to match the schedule  
27 established in RCW 36.70A.130(5)(a).

Commented [AE2]: Per code reviser, using consistent terminology throughout. Using "update" or "update cycle" where before it could have said "review" "cycle" "amendment cycle" or "update". This includes changing some existing code language. This is a global change for provisions of the code already within the scope of the striking amendment (each change in this category does NOT have a corresponding comment).

28 G. The shift to an eight-year update cycle allows the county to more closely  
29 collaborate with the cities in King County, to implement VISION 2050, with an expected  
30 approval date of May 2020, and to plan for growth in accordance with growth targets that  
31 will subsequently be established in the King County Countywide Planning Policies.

Workplan 15 is also updated to reflect direction to the Executive to, as part of the 2020 "midpoint" update, use consistent terminology for the various updates, both within the Code and within the Comp Plan

32 H. The King County Code allows annual amendments to the King County  
33 Comprehensive Plan in accordance with the Washington state Growth Management Act,  
34 chapter 36.70A RCW.

35 I. The 2016 King County Comprehensive Plan, adopted by King County  
36 Ordinance 18427, was a four-year update under the previous comprehensive planning  
37 structure. cycle amendment, which The 2016 King Comprehensive Plan was amended in  
38 2017 by Ordinance 18623 adopting the Vashon-Maury Island Community Service Area  
39 Subarea Plan.

40 J. The amendment to the Vashon-Maury Island Community Service Area  
41 Subarea Plan ~~contained~~ in Attachment B to this ordinance shifts the transmittal date from

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

42 December 31, 2018 to June 30, 2024<sup>2</sup> for Workplan Action 1, which involves the review  
43 of the property-specific development conditions and special district overlays on Vashon-  
44 Maury Island.

45 K. The amendments to policies and text ~~contained~~ in Attachments A and B to this  
46 ordinance constitute the 2018 annual ~~amendment update~~ to the King County  
47 Comprehensive Plan.

48 L. The restructure in this ordinance and its attachments recognizes the maturity of  
49 the Comprehensive Plan, that recent major updates have primarily focused on addressing  
50 emerging policy issues and that the number of docket requests have drastically reduced  
51 over time. The restructure will also ~~improve~~aid the county's ability for the county to be  
52 responsive to time-sensitive issues, address requests from residents, and to serve the  
53 needs of its unincorporated communities.

54 SECTION 2. The amendments to the King County Comprehensive Plan 2016  
55 ~~contained in A.~~ Attachments A and B to this ordinance are hereby adopted as  
56 amendments to the 2016 King County Comprehensive Plan, as adopted by Ordinance  
57 18427 and as amended in 2017 by Ordinance 18623.

58 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan as  
59 adopted in Attachment A to Ordinance 18623 and as amended by this ordinance is hereby  
60 adopted as an amendment to and an element of the 2016 King County Comprehensive  
61 Plan.

62 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 20.08 a  
63 new section to read as follows:

64 "Area zoning and land use study" means a study that reviews the land use

Commented [AE3]: Additional finding regarding the changing focus of the Comprehensive Plan updates and process.

Commented [AE4]: Add a new definition for Area Zoning and Land Use Study.

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

65 designations and zoning classifications for a specified set of properties. "Area zoning  
66 and land use studies" are focused on a broader set of policies than a subarea study, and do  
67 not look at the larger range of issues that a subarea plan would include. "Area zoning and  
68 land use studies" consider specific potential changes to land use or zoning, or both, and  
69 analyze such requests based on surrounding land use and zoning, current infrastructure  
70 and potential future needs, and consistency with the King County Comprehensive Plan,  
71 countywide planning policies and the Growth Management Act, chapter 36.70A RCW.

Commented [AE5]: Change requested by Exec staff

72 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.08 a  
73 new section to read as follows:

Commented [AE6]: Change requested by Exec staff, with changes by CM Lambert

74 "Public review draft" means a draft of executive proposed Comprehensive Plan  
75 amendments, including proposed subarea plans, made available to the public for review  
76 and comment. A "public review draft" is published before transmittal of proposed  
77 Comprehensive Plan amendments to the council so as to provide the public an  
78 opportunity to record comments before the executive finalizes the recommended  
79 amendments.

Commented [JC7]: New definition formalizing use of the "Public Review Draft" – which the Exec currently does as a practice but has not been previously codified.

Commented [AE8]: Removed "community service area" qualifier because there are at least one other kind of subarea plan contemplated (PAAs).

80 SECTION 35. Ordinance 263, Article 1 (part), as amended, and K.C.C.  
81 20.08.060 are hereby amended to read as follows:

Commented [JC9]: Current code reflects the various subarea plans that currently exist and that are currently allowed to be created. The transmittal only allowed for Community Service Area (CSA) subarea plans and removed allowance of any other kind of subarea plan. The striker would revert to current allowances and adds CSA subarea plans to that list. Basin plans are also added, as the Comp Plan currently lists those as existing types of subarea plans.

82 "Subarea plan" means a detailed local land use plan ((which)) that implements, is  
83 consistent with, and is an element of the ((e))Comprehensive ((p))Plan, containing  
84 specific policies, guidelines and criteria adopted by the council to guide development and  
85 capital improvement decisions within specific subareas of the county. ((The s))Subareas  
86 ((of the county shall consist of)) are ((distinct communities, specific geographic areas or  
87 other types of districts having unified interests or similar characteristics within the

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

88 county. Subarea plans may include ~~((:))~~ community plans, ~~((which have been prepared~~  
89 ~~for large unincorporated areas;))~~ community service areas and potential annexation area  
90 subareas ~~((plans;))~~, ~~((which ((have been prepared for)) are~~ urban areas that are  
91 designated for future annexation to a city ~~((:))~~ community service area subarea plans,  
92 neighborhood plans, ~~((which have been prepared for small unincorporated areas;))~~ basin  
93 plans and plans addressing multiple areas having common interests)). The relationship  
94 between the 1994 King County Comprehensive Plan and subarea plans is established by  
95 K.C.C. 20.12.015.

Commented [AE10]: Remove Potential Annexation Area plans – they are part of Community Service Area plans.

96 NEW SECTION. SECTION 456. There is hereby added to K.C.C. chapter 20.08  
97 a new section to read as follows:

Commented [JC11]: The transmittal proposes a new definition for "subarea study". Striker updates the definition to reflect existing language in the Comprehensive Plan terminology for subarea studies.

98 "Subarea study" means a study that is required by a policy in the Comprehensive  
99 Plan to evaluate a proposed land use change, such as the establishment of new  
100 community business centers, adjusting Rural Town boundaries or assessing the feasibility  
101 of zoning reclassifications in urban unincorporated areas. "Subarea studies" are focused  
102 on specific areas of the county, but do not look at the larger range of issues that a subarea  
103 plan would include. "Subarea studies" are separate from area zoning and land use studies  
104 defined in ~~K.C.C. 20.08.030~~Section 3 of this ordinance. The Comprehensive Plan  
105 policies and accompanying text shall guide the scope and content of the subarea study.

106 SECTION 567. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
107 20.12.010 are hereby amended to read as follows:

108 A. Under the King County Charter, the state Constitution and the Washington  
109 state Growth Management Act, chapter 36.70A RCW, King County adopted the 1994  
110 King County Comprehensive Plan via Ordinance 11575 and declared it to be the

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

111 Comprehensive Plan for King County until amended, repealed or superseded. The  
112 Comprehensive Plan has been reviewed and amended multiple times since its adoption in  
113 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the  
114 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 ~~((and))~~ as  
115 amended by Ordinance 18623 and this ordinance. The Comprehensive Plan shall be the  
116 principal planning document for the orderly physical development of the county and shall  
117 be used to guide subarea plans, functional plans, provision of public facilities and  
118 services, review of proposed incorporations and annexations, development regulations  
119 and land development decisions.

120 SECTION 678. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325  
121 are hereby amended to read as follows:

122 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated  
123 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment  
124 B to this ordinance, is adopted as a subarea plan and an element of the 2016 King County  
125 Comprehensive Plan and, as such, constitutes official county policy for the geographic  
126 area of unincorporated King County defined plan.

127 SECTION 789. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby  
128 amended to read as follows:

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

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

- 134 1. Emergencies;
- 135 2. An appeal of the plan filed with the Central Puget Sound Growth
- 136 Management Hearings Board or with the court;
- 137 3. The initial adoption of a subarea plan, which may amend the urban growth
- 138 area boundary only to redesignate land within a joint planning area;
- 139 4. An amendment of the capital facilities element of the Comprehensive Plan
- 140 that occurs in conjunction with the adoption of the county budget under K.C.C.
- 141 4A.100.010; or
- 142 5. The adoption or amendment of a shoreline master program under chapter
- 143 90.58 RCW.
- 144 B. Every year the Comprehensive Plan may be amended to address technical
- 145 updates and corrections, to adopt or amend community service area or potential
- 146 annexation area subarea plans, and to consider amendments that do not require
- 147 substantive changes to policy language, ~~((changes to the priority areas map,))~~ or do
- 148 not require changes to the urban growth area boundary, except as permitted in subsection
- 149 B.9. and 11. of this section. ~~((This))~~ The review may be referred to as the annual
- 150 ~~((cycle))~~ update. The Comprehensive Plan, including subarea plans, may be amended in
- 151 the annual ~~((cycle))~~ update only to consider the following:
- 152 1. Technical amendments to policy, text, maps or shoreline designations;
- 153 2. The annual capital improvement plan;
- 154 3. The transportation needs report;
- 155 4. School capital facility plans;
- 156 5. Changes required by existing Comprehensive Plan policies;

**Commented [JC12]:** Adds allowance for amendments to CSA subarea plans during annual cycle updates

**Commented [AE13]:** Remove PAA plans from this allowance as part of an annual update. The PAAs that are part of the CSA planning schedule are still called CSA plans.

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

- 157 6. Changes to the technical appendices and any amendments required thereby;
- 158 7. Comprehensive updates of subarea plans initiated by motion;
- 159 8. Changes required by amendments to the ~~(e)~~Countywide ~~(p)~~Planning
- 160 ~~(p)~~Policies or state law;
- 161 9. Redesignation proposals under the four-to-one program as provided for in
- 162 this chapter;
- 163 10. Amendments necessary for the conservation of threatened and endangered
- 164 species;
- 165 11. Site-specific land use map amendments that do not require substantive
- 166 change to ~~(e)~~Comprehensive ~~(p)~~Plan policy language and that do not alter the urban
- 167 growth area boundary, except to correct mapping errors;
- 168 12. Amendments resulting from subarea studies required by ~~(e)~~Comprehensive
- 169 ~~(p)~~Plan policy that do not require substantive change to ~~(e)~~Comprehensive ~~(p)~~Plan
- 170 policy language and that do not alter the urban growth area boundary, except to correct
- 171 mapping errors;
- 172 13. Changes required to implement a study regarding the provision of
- 173 wastewater services to a Rural Town. The amendments shall be limited to policy
- 174 amendments and adjustment to the boundaries of the Rural Town as needed to implement
- 175 the preferred option identified in the study; ~~(e)~~
- 176 14. Initial ~~(A)~~ adoption of, amendments to, or updates of community service
- 177 area ~~or potential annexation area~~ subarea plans;
- 178 15. Amendments to the Comprehensive Plan update schedule that respond to
- 179 adopted ordinances and improve alignment with the timing requirements in the

**Commented [JC14]:** Adds allowance for amendments to CSA subarea plans during annual cycle updates

**Commented [AE15]:** Remove PAA plans from this allowance as part of an annual update. The PAAs that are part of the CSA planning schedule are still called CSA plans.

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

180 Washington state Growth Management Act, RCW chapter 36.70A-RCW, and alignment  
181 with multicounty and countywide planning activities; or

182 16. Amendments to the Comprehensive Plan workplan, ~~or~~  
183 17. Changes allowed during the two-year cycle, if extended into the next annual  
184 cycle update as authorized under K.C.C. 20.18.030.D.2.

185 C. Every ~~((fourth))~~ eight year beginning in ~~((2009))~~ 2023, the county shall  
186 complete a comprehensive review of the Comprehensive Plan in order to update it as  
187 appropriate and to ensure continued compliance with the GMA. This review may  
188 provide for a cumulative analysis of the twenty-year plan based upon official population  
189 growth forecasts, benchmarks and other relevant data in order to consider substantive  
190 changes to policy language and changes to the urban growth area. ~~((This))~~ The  
191 comprehensive review shall begin one year in advance of the transmittal and may be  
192 referred to as the ~~((four))~~ eight-year ~~((cycle))~~ update. The urban growth area boundaries  
193 shall be reviewed in the context of the ~~((four))~~ eight-year ~~((cycle))~~ update and in  
194 accordance with countywide planning policy G-1 and RCW 36.70A.130.

195 D.1. Beginning in 2025 and every two years thereafter, except for during the  
196 eight-year update cycle, ((1)) if ((the county determines that ((the purposes of the  
197 Comprehensive Plan are not being achieved as evidenced by official population growth  
198 forecasts, benchmarks, trends and other relevant data)) there is a request scope of work  
199 adopted by motion to perform a limited update to the Comprehensive Plan to address  
200 time-sensitive issues prior to the next eight-year comprehensive update update,  
201 substantive changes to the Comprehensive Plan and amendments to the urban growth  
202 area boundary may also be considered ~~((on even calendar years.))~~ at the midpoint of the

Commented [JC16]: Adds allowance of changes to the workplan (amendments to existing workplan items and/or addition of new workplan items) during annual cycle updates

Commented [JC17]: If a Two-Year cycle update has been initiated but was not able to be adopted during the authorized update year, this would allow the adoption of a Two-Year update to be extended into the following year's annual cycle update.

Commented [AE18]: Remove option for two-year/midpoint "rollover".

Commented [JC19]: Current code allows for consideration of substantive policy changes during a midpoint of the Four-Year major update cycle (aka in year two of the four year cycle), if authorized by motion.

The transmittal proposes to continue that allowance of substantive changes during the midpoint of major updates, which would now be year four of the eight-year cycle, if authorized by motion.

The striker proposes to allow this type of midpoint option to be at two year intervals of the eight-year cycle (aka in years two, four, and six of the eight-year cycle), if authorized by motion.

Commented [JC20]: The striker's proposed "Two-Year" update option to begin in year 2025, which would be the first two-year option after next major update in 2023.

Commented [JC21]: Removes requirement for authorization of midpoint/Two-Year update to be supported by data.

Commented [JC22]: Adds consideration of amendments to the Urban Growth Area (UGA) boundary during midpoint/Two-Year updates, in addition to the current allowance for substantive changes to policies

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

203 ~~eight year cycle. This determination shall be authorized by motion.~~ The review may  
204 be referred to as the two-year update eyele.

205 ~~1. ((This)) 2. The determination shall be authorized by motion. 2.~~ The motion  
206 shall specify the scope of the ~~((even)) two-year~~ midpoint amendment ~~((amendment))~~  
207 update, establish a timeline for the executive's development of the two-year update and  
208 transmittal to the council and for the council's review and adoption of the two-year  
209 update, and identify that the resources necessary to accomplish the work are available.

210 ~~((An analysis of the ((motion's)) amendment's fiscal impact))~~ A fiscal note for the scope  
211 of the two-year update shall ~~shall~~ be provided to the council ~~((before to adoption))~~ by the  
212 executive within fifteen business days of introduction of the proposed motion of the  
213 motion. ~~If ((~~+~~)the executive ((shall)) determines ((if)) an additional ((funds are))~~  
214 appropriation is ~~are~~ necessary to complete the ~~((even)) two-year~~ midpoint  
215 ~~((amendment)) update, ((and)) the executive~~ may transmit an ordinance requesting the  
216 additional appropriation ~~((of supplemental funds)).~~

217 ~~32. Adoption of two year amendments that are unable to be completed during~~  
218 ~~the identified two year cycle may be extended into the next annual cycle update. The~~  
219 ~~extension shall be authorized by motion and only if the two year amendment was~~  
220 ~~previously initiated by motion in accordance with K.C.C. 20.18.030.D.1., and publicly~~  
221 ~~noticed for scheduled adoption during the identified two year cycle. The motion shall~~  
222 ~~specify the rationale for the extension.~~

223 ~~433. Before initiation of the first eight-year amendment update cycle in 2023,~~  
224 substantive changes to the Comprehensive Plan and amendments to the urban growth  
225 area boundary may be considered. The amendments shall be considered in the 2020

**Commented [AE23]:** Adds requirement for two-year scoping motion to specify the timelines for executive development and transmittal, and council's review and adoption of a two-year update.

**Commented [AE24]:** Changes made reflect guidance from PAO.

**Commented [JC25]:** If a Two-Year cycle update has been initiated but was not able to be adopted during the authorized update year, this would allow the adoption of a Two-Year update to be extended into the following year's annual cycle update.

**Commented [AE26]:** Makes it clear that it has to be part of another KCCP update (cannot adopt updates more than once per year).

**Commented [AE27]:** Removes option for two-year/midpoint "rollover".

**Commented [JC28]:** Prior to the next major update in 2023, this calls for a smaller substantive plan update in 2020, which is consistent with new Workplan item #15 re: an interim update before the next major update in 2023. This update will be treated like a "two-year" cycle update.

REDLINE VERSION FOR ILLUSTRATIVE PURPOSES ONLY

226 Comprehensive Plan update and shall be subject to the two-year update cycle process and  
227 requirements. The executive shall transmit to the council by the first business day of  
228 ~~October~~ January 2019 a proposed motion specifying the scope of work for the proposed  
229 amendments consistent with K.C.C. 20.18.030.D.1. The council shall have until  
230 ~~November 30~~ the last business day of February 2019, 2018, to adopt the motion, either as  
231 transmitted or amended. In the absence of council approval by November 30 the last  
232 business day of February 2019, 2018, the executive shall proceed to implement the scope  
233 as proposed. If the motion is approved the last business day of February 2019 by  
234 ~~November 30, 2018,~~ the scope shall proceed as established by the approved motion. The  
235 executive shall transmit to the council any proposed amendments for the 2020  
236 Comprehensive Plan update the by the last business day of June, September 2019. The  
237 council shall have until the last business day of June 2020 to adopt the 2020  
238 Comprehensive Plan update.  
239 ~~((D-))~~ E. The executive shall seek public comment on the ~~((e))~~ Comprehensive  
240 ~~((p))~~ Plan and any proposed ~~((e))~~ Comprehensive ~~((p))~~ Plan amendments in accordance  
241 with the procedures in K.C.C. 20.18.160 before making a recommendation, which shall  
242 include publishing a public review draft of the proposed Comprehensive Plan  
243 amendments, in addition to conducting the public review and comment procedures  
244 required by SEPA. The public shall be afforded at least one official opportunity to record  
245 public comment before the transmittal of a recommendation by the executive to the  
246 council. County-sponsored councils and commissions may submit written position  
247 statements that shall be considered by the executive before transmittal and by the council  
248 before adoption, if they are received in a timely manner. The executive's

Commented [AE29]: Deadline revised per agreement with Executive.

Commented [AE30]: Deadline revised per agreement with Executive.

Commented [JC31]: Same 2 month timeframe as the scoping motion for major updates

Commented [JC32]: Same language as code for the scoping motion for major updates

Commented [AE33]: Deadline revised per agreement with Executive.

Commented [AE34]: Adds a deadline for the Council to adopt the 2020 update.

Commented [JC35]: Formalizing use of the "Public Review Draft" - which the Exec currently does as a practice but has not been previously codified.

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249 recommendations for changes to policies, text and maps shall include the elements listed  
250 in Comprehensive Plan policy I-207 and analysis of their financial costs and public  
251 benefits, any of which may be included in environmental review documents. Proposed  
252 amendments to the Comprehensive Plan shall be accompanied by any development  
253 regulations or amendments to development regulations, including area zoning, necessary  
254 to implement the proposed amendments.

255 SECTION 8910. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby  
256 amended to read as follows:

Commented [AE36]: DOE Approval

257 A. Site-specific land use map or shoreline master program map amendments may  
258 be considered ~~((annually or during the ((four) eight-year review cycle))~~ during the  
259 annual update, two-year update, if included in the scope of the motion authorizing the  
260 two-year update, or eight-year update cycle, depending on the degree of change  
261 proposed.

262 B. The following categories of site-specific land use map amendments or  
263 shoreline master program map may be initiated by either the county or a property owner  
264 for consideration in the ~~annual ((review cycle))~~ update:

265 1. Amendments that do not require substantive change to ~~((e))~~ Comprehensive  
266 ~~((p))~~ Plan policy language and that do not alter the urban growth area boundary, except to  
267 correct mapping errors; and

268 2. Four-to-one-proposals.

269 C. The following categories of site-specific land use map and shoreline master  
270 program amendments may be initiated by either the county or a property owner for  
271 consideration in ~~((four))~~ the eight-year ((review cycle)) update or during the two-year

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272 ~~update~~ cycle, if included in the scope of the motion authorizing the two-year

273 ~~update~~ update;

274 1. Amendments that could be considered in the annual ~~((review cycle))~~ update;

275 2. Amendments that require substantive change to Comprehensive Plan policy

276 language; and

277 3. Amendments to the urban growth area boundary.

278 SECTION 9101. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby

279 amended to read as follows:

280 A. Shoreline environments designated by the master program may be considered

281 for redesignation during the ~~((four))~~ eight-year ((review cycle)) update- or during the

282 two-year update ~~cycle, if included in the scope of the motion authorizing the two-year~~

283 update;

284 B. A redesignation shall follow the process in K.C.C. 20.18.050.

285 SECTION 10102. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are

286 hereby amended to read as follows:

287 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eighth year thereafter the

288 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June

289 a proposed motion specifying the scope of work for proposed amendments to the

290 Comprehensive Plan that will occur in the following year, which motion shall include the

291 following:

292 1. Topical areas relating to amendments to policies, the land use map ~~((and/or))~~ ,

293 implementing development regulations, or any combination of those amendments that the

294 executive intends to consider for recommendation to the council; and

Commented [JC37]: Reflects addition of two year update option

Commented [AE38]: DOE Approval

Commented [JC39]: Reflects addition of two year update option

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295 2. An attachment to the motion advising the council of the work program the  
296 executive intends to follow to accomplish state Environmental Policy Act review and  
297 public participation.

298 B. The council shall have until ~~((April 30))~~ the first business day of September 15  
299 to approve the motion. In the absence of council approval, the executive shall proceed to  
300 implement the work program as proposed. If the motion is approved, the work program  
301 shall proceed as established by the approved motion.

302 C. Beginning in ~~((2000))~~ 2022 and every ~~((fourth))~~ eighth year thereafter, the  
303 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June  
304 a proposed ordinance amending the Comprehensive Plan, except that the capital  
305 improvement program and the ordinances adopting updates to the transportation needs  
306 report and the school capital facility plans shall be transmitted no later than the biennial  
307 budget transmittal and shall be adopted in conjunction with the budget. However, in  
308 those years when there is only a midbiennium review of the budget, the ordinances  
309 adopting the capital improvement plan and the school capital facility plans shall be  
310 transmitted by October 1 and adopted no later than the midbiennium review under K.C.C.  
311 4A.100.010. All transmittals shall be accompanied by a public participation note,  
312 identifying the methods used by the executive to ensure early and continuous public  
313 participation in the preparation of amendments. The council shall have until June 30 of  
314 the following year to adopt the amendments to the Comprehensive Plan, in accordance  
315 with RCW 36.70A.130.

316 ~~SECTION 123.~~ SECTION 123. Ordinance 13147, Section 23, and K.C.C. 20.18.070  
317 are hereby amended to read as follows:

**Commented [JC40]:** Transmittal proposed a deadline for Council action on the scoping motion for major updates to be September 1. The current timeline for Council review/action on the scoping motion is two months (March 1 – April 30). The transmittal technically carries forward that same two month window (updated with the new June 30 transmittal timeline), but the new June 30 – September 1 window now overlaps with the Council's two week summer recess. The striker accounts for that two week committee/Council standown by extending the adoption deadline to September 15.

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318 A. The executive shall transmit to the council any proposed amendments for the  
319 annual ~~((cycle)) update~~ by the ~~((first)) last~~ business day of ~~((March)) June~~, except that the  
320 capital improvement program and the ordinances adopting updates to the transportation  
321 needs report and the school capital facility plans shall be transmitted no later than the  
322 biennial budget transmittal and shall be adopted in conjunction with the budget.  
323 However, in those years when there is only a midbiennium review of the budget, the  
324 ordinances adopting the capital improvement plan and the school capital facility plans  
325 shall be transmitted by October 1, and adopted no later than the midbiennium review  
326 under K.C.C. 4A.100.010.

327 B. All transmittals shall be accompanied by a public participation note,  
328 identifying the methods used by the executive to assure early and continuous public  
329 participation in the preparation of amendments.

330 C. Proposed amendments, including site-specific land use map amendments, that  
331 are found to require preparation of an environmental impact statement, shall be  
332 considered for inclusion in the next ~~((amendment cycle)) annual, two-year or eight-year~~  
333 ~~update cycle~~ following completion of the appropriate environmental documents.

334 SECTION ~~12134~~ 134. Ordinance 13147, Section 24, and K.C.C. 20.18.080 are  
335 hereby amended to read as follows:

336 A. Initial subarea plans may be adopted by ordinance at any time.

337 B. ~~The schedule for initial adoption of or comprehensive updates to Community~~  
338 ~~Service Area subarea plans is established in the Comprehensive Plan. Adoption of~~  
339 ~~amendments to existing Community Service Area subarea plans may occur during annual~~  
340 ~~cycle Comprehensive Plan updates, as allowed in K.C.C. 20.18.030.~~

Commented [AE41]: Reflects addition of two-year option.

Commented [JC42]: Moved from below

Commented [JC43]: Adds allowance of amendment of subarea plans during annual cycle updates.

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341 C. Adoption of comprehensive updates of existing, non-Community Service Area  
 342 ~~((S))~~subarea plan~~((s)plans~~ may ~~((be))~~ occur during annual ~~cycle Comprehensive Plan~~  
 343 ~~updates, as allowed in K.C.C. 20.18.030, if~~ initiated by motion ~~((or by council action~~  
 344 ~~which preceded the adoption of Ordinance 13147)).~~ If initiated by motion, the motion  
 345 shall specify the scope of the plan, identify the completion date, and identify that the  
 346 resources necessary to accomplish the work are available. The executive ~~((will))~~ shall  
 347 determine if ~~an~~ additional ~~((funds are))~~ ~~appropriation is~~ -necessary to complete the  
 348 subarea plan, and may transmit an ordinance requesting the ~~additional~~ appropriation ~~((of~~  
 349 ~~supplemental funds))~~ ~~schedule is established in the Comprehensive Plan.~~ Amendments  
 350 to or ~~comprehensive~~ updates ~~not initiated by motion~~ of existing, ~~non-Community Service~~  
 351 ~~Area~~ subarea plans shall be considered in the same manner as amendments to the  
 352 ~~((e))~~Comprehensive ~~((p))~~Plan and shall be classified ~~((pursuant to))~~ in accordance with  
 353 K.C.C. ~~((20.18.040, except that comprehensive updates of subarea plans may be initiated~~  
 354 ~~by motion and the resulting amendments may be considered in the annual cycle))~~  
 355 20.18.030.

Commented [JC44]: Under the current code, this section applies to various types of subarea plans. The changes in the transmittal would only allow for adoption of CSA subarea plans. The Striker keeps the current allowance for other types of subarea plans, in addition to the adopt of CSA subarea plans.

Commented [JC45]: Moved to above

356 SECTION 13145. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are  
 357 hereby amended to read as follows:  
 358 A. In accordance with RCW 36.70A.470, a docket containing written comments  
 359 on suggested plan or development regulation amendments shall be coordinated by the  
 360 department. The docket is the means either to suggest a change or to identify a  
 361 deficiency, or both, in the Comprehensive Plan or development regulation. For the  
 362 purposes of this section, "deficiency" refers to the absence of required or potentially  
 363 desirable contents of the Comprehensive Plan or development regulation and does not

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364 refer to whether a development regulation addressed a project's probable specific adverse  
365 environmental impacts that could be mitigated in the project review process. Any  
366 interested party, including applicants, citizens and government agencies, may submit  
367 items to the docket.

368 B. All agencies of county government having responsibility for elements of the  
369 Comprehensive Plan or implementing development regulations shall provide a means by  
370 which citizens may docket written comments on the plan or on development regulations.  
371 The department shall use public participation methods identified in K.C.C. 20.18.160 to  
372 solicit public use of the docket. The department shall provide a mechanism for docketing  
373 amendments through the Internet.

374 1. All docketed comments relating to the Comprehensive Plan shall be reviewed  
375 by the department and considered for an amendment to the Comprehensive Plan.

376 2. The deadline for submitting docketed comments is ~~((June 30))~~ December 31  
377 for consideration in the ~~((amendment cycle))~~ update-cycle process for the following year.

378 3. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall  
379 issue an executive response to all docketed comments. Responses shall include a  
380 classification of the recommended changes as appropriate for ~~((either))~~ the annual  
381 ~~updatecycle, two-year updatecycle;~~ or ~~((four))~~ the eight-year ((cycle)) update, and an  
382 executive recommendation indicating whether or not the docketed items are to be  
383 included in the next ~~((year's))~~ executive-recommended ~~((e))~~ Comprehensive ((p)) Plan  
384 update. If the docketed changes will not be included in the next executive transmittal, the  
385 department shall indicate the reasons why, and shall inform the proponent that they may  
386 petition the council during the legislative review process.

Commented [JC46]: Reflects Two-Year update option

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387 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall  
388 forward to the council a report including all docketed amendments and comments with an  
389 executive response. The report shall include a statement indicating that the department  
390 has complied with the notification requirements ~~((contained))~~ in this section. The  
391 executive shall attach to the report copies of the docket requests and supporting materials  
392 submitted by the proponents and copies of the executive response that was issued to the  
393 proponents.

394 5. Upon receipt of the docket report, the council shall include all proponents of  
395 docketed requests in the mailing list for agendas to all committee meetings in which the  
396 Comprehensive Plan will be reviewed during the next available update. At the beginning  
397 of the committee review process, the council shall develop a committee review schedule  
398 with dates for committee meetings and any other opportunities for public testimony and  
399 for proponents to petition the council to consider docket changes that were not  
400 recommended by the executive and shall attach the review schedule to the agenda  
401 whenever the Comprehensive Plan is to be reviewed.

402 6 Docketed comments relating to development regulations shall be reviewed by  
403 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall  
404 be forwarded to the department and considered for an amendment to the Comprehensive  
405 Plan. Those not requiring a Comprehensive Plan amendment shall be considered by the  
406 responsible county agency for amendments to the development regulations.

407 7. The docket report shall be made available through the Internet. The  
408 department shall endeavor to make the docket report available within one week of  
409 transmittal to the council.

**Commented [JC47]:** Adding requirement that the Executive provide the Council copies of all docket materials, including the original submittals from applicants (rather than just receiving the Executives' summary of the proposal) and copies of the letters they send back to the applicants

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410 C. In addition to the docket, the department shall provide opportunities for  
411 general public comments both before the docketing deadline each year, and during the  
412 executive's review periods before transmittal to the council. The opportunities may  
413 include, but are not limited to, the use of the following: comment cards, electronic or  
414 posted mail, Internet, public meetings with opportunities for discussion and feedback,  
415 printed summaries of comments received and twenty-four-hour telephone hotlines. The  
416 executive shall assure that the opportunities for public comment are provided as early as  
417 possible for each stage of the process, to assure timely opportunity for public input.

418 SECTION 14156. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby  
419 amended to read as follows:

420 A. The total area added to the urban growth area as a result of this program shall  
421 not exceed four thousand acres. The department shall keep a cumulative total for all  
422 parcels added under this section. The total shall be updated annually through the plan  
423 amendment process.

424 B. Proposals shall be processed as land use amendments to the Comprehensive  
425 Plan and may be considered in ~~((either))~~ the annual ~~updatecycle~~, ~~two-year updatecycle~~, or  
426 ~~((four))~~ eight-year ~~((cycle))~~ update. Site suitability and development conditions for both  
427 the urban and rural portions of the proposal shall be established through the preliminary  
428 formal plat approval process.

Commented [JC48]: Reflects Two-Year update option

429 C. A term conservation easement shall be placed on the open space at the time  
430 the four to one proposal is approved by the council. Upon final plat approval, the open  
431 space shall be permanently dedicated in fee simple to King County.

432 D. Proposals adjacent to incorporated area or potential annexation areas shall be

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433 referred to the affected city and special purpose districts for recommendations.

434 SECTION 17. In accordance with K.C.C. 20.12.200, the executive shall submit  
435 this ordinance to the state Department of Ecology for its approval of the standards in  
436 sections 10 and 11 of this ordinance, as provided in RCW 90.58.090.

437 SECTION 18. Sections 10 and 11 of this ordinance take effect within the  
438 shoreline jurisdiction fourteen days after the Department of Ecology provides written  
439 notice of final action stating that the proposal is approved, in accordance with RCW  
440 90.58.909. The executive shall provide the written notice of final action to the clerk of  
441 the council.

442 SECTION 19. Severability. If any provision of this ordinance or its application to  
443 any person or circumstance is held invalid, the remainder of the ordinance or the  
444 application of the provision to other persons or circumstances is not affected."

445  
446 Delete Attachment A, 2018 Amendments to the 2016 King County Comprehensive Plan,  
447 dated March 1, 2018, and insert Attachment A, 2018 Amendments to the 2016 King  
448 County Comprehensive Plan, dated ~~June 28~~September 12, 2018. The ~~code reviser~~clerk  
449 of the council is instructed to engross changes from any adopted amendments and correct  
450 any scrivener's errors. Line numbers have been added to the attachment for ease of  
451 reference; the ~~clerk of the council~~code reviser is instructed to remove line numbers in the  
452 attachment on the final version of this legislation adopted by the council before  
453 presentation to the executive. The ~~clerk of the council~~code reviser is also instructed to  
454 update the header to reflect the enactment number upon final adoption. Upon final  
455 adoption, Council staff is instructed incorporate adopted changes into the 2016 King

Commented [AE49]: Adding in DOE approval for those sections that need it for applicability in the shoreline jurisdiction.

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456 County Comprehensive Plan, update the table of contents as necessary, and provide an  
457 electronic copy to the executive.

458

459 Delete Attachment B, 2018 Amendment to the Vashon-Maury Island Community Service  
460 Area Subarea Plan, dated March 1, 2018, and insert Attachment B, 2018 Amendment to  
461 the Vashon-Maury Island Community Service Area Subarea Plan, dated ~~June~~  
462 September 12, 2018. The ~~clerk of the council eode reviser~~ is instructed to engross  
463 changes from any adopted amendments and correct any scrivener's errors. Line numbers  
464 have been added to the attachment for ease of reference. The ~~clerk of the council eode~~  
465 ~~reviser~~ is instructed to remove line numbers in the attachment on the final version of this  
466 legislation adopted by the council before presentation to the executive. The ~~clerk of the~~  
467 ~~council eode reviser~~ is also instructed to update the header to reflect the enactment  
468 number upon final adoption. Upon final adoption, Council staff is instructed incorporate  
469 adopted changes into the Vashon-Maury Island Community Service Area Subarea Plan,  
470 update the table of contents as necessary, and provide an electronic copy to the executive.

471

472 **EFFECT: The draft chair's striking amendment would make the following**  
473 **substantive changes to the Executive's transmittal:**

474

475 **Proposed Ordinance:**

476

- 477 1. Adds a Finding regarding the change in docket requests over time and the goal of  
478 the restructure program to improve responsiveness for unincorporated  
479 communities.
- 480 2. Adds a definition for "area zoning and land use study."
- 481 3. Adds a definition for "public review draft", and codifies the requirement to issue a  
482 public review draft for each KCCP ~~amendment update~~ (annual updates, subarea  
483 plans, and eight-year updates).
- 484 4. Modifies the definition of "subarea plan" to reflect other types of subarea plans  
485 (such as community plans, neighborhood plans, and basin plans) which the  
486 County has historically completed, some of which remain active.

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- 487 5. Modifies the definition of “subarea study” to reflect the language in the KCCP.  
488 6. Adds language that community service area ~~and potential annexation area~~ subarea  
489 plans can be amended as part of an annual KCCP update.  
490 7. Adds language that the KCCP workplan can be substantively amended as part of  
491 an annual KCCP update.  
492 8. Establishes a two-year update option, starting in 2025 (after the next eight-year  
493 update in 2023). This would allow substantive changes to the KCCP every two  
494 years. This option would require a motion to be passed by the Council with a  
495 scope of work and timelines for the Executive to develop and transmit and the  
496 Council to review and adopt the two-year update, would address time-sensitive  
497 issues, could include substantive changes to the KCCP, and could include urban  
498 growth area boundary changes.  
499 ~~9. Adds language allowing a two-year update to be extended into the annual update,~~  
500 ~~if authorized by motion and if the issue was included in the original two-year~~  
501 ~~scoping motion and advertised for action in the public hearing notice.~~  
502 ~~10.9.~~ Authorizes a 2020 Comprehensive Plan update. As part of this:  
503 a. The Executive would transmit a scoping motion by ~~October 1, 2018~~the  
504 first business day of January 2019.  
505 b. The Council would review the scoping motion, and have until ~~December~~  
506 ~~3, 2018~~the last business day of February 2019 to review/amend/adopt the  
507 scoping motion.  
508 c. The 2020 update would be transmitted to the Council by ~~June 28, the last~~  
509 ~~business day in September~~ 2019.  
510 e-d. The Council would have until the last business day of June 2020 to adopt  
511 the 2020 update.  
512 ~~11.10.~~ Modifies the deadline for the scoping motion initiating an eight-year  
513 update, from September 1, to September 15 the year before the eight-year update  
514 is transmitted to the Council.  
515 ~~12.11.~~ As part of the annual docket report that is transmitted to the Council,  
516 requires the Executive to include the original application materials and the  
517 Executive’s response to the proponents.  
518  
519 **Attachment A – Amendments to 2016 KCCP:**  
520  
521 ~~13.12.~~ Establishes the two-year update option (same as in PO).  
522 ~~14.13.~~ Adds language requiring DPER to coordinate with the Councilmember  
523 offices that represent that CSA during subarea plan development and community  
524 outreach.  
525 ~~15.14.~~ Requires DPER issue a Public Review Draft of each subarea plan prior to  
526 transmittal.  
527 ~~16.15.~~ Adds language requiring a performance audit of the subarea planning  
528 program restructure during the 2021-2022 biennium.  
529 ~~17.16.~~ Adds language requiring a re-review of the subarea planning schedule  
530 after the first set of plans are completed, as part of the 2031 eight-year update.  
531 ~~18.17.~~ Adds language that community service area ~~and potential annexation area~~  
532 subarea plans can be amended as part of an annual KCCP update (same as in PO).

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- 533 ~~19-18.~~ Adds language that amendments to the KCCP workplan can be amended  
534 as part of an annual KCCP update (same as PO).
- 535 ~~20-19.~~ For Workplan Action 1: CSA subarea planning program:  
536 a. Requires a public review draft to be made available prior to transmittal to  
537 Council.
- 538 b. Requires DPER (rather than Executive staff) to update and coordinate with  
539 the Councilmember office representing that CSA or PAA area.
- 540 ~~21-20.~~ For Workplan Action 3: TDR Amenity Funding Pilot:  
541 a. Requires changes to the KCCP and Code to be transmitted as part of the  
542 2020 Comprehensive Plan update.
- 543 ~~22-21.~~ For Workplan Action 4: TDR Program Review:  
544 a. Requires changes to the KCCP and Code to be transmitted as part of the  
545 2020 Comprehensive Plan update.
- 546 ~~23-22.~~ For Workplan Action 6: Alternative Housing Demonstration Project:  
547 a. Requires demonstration project to be transmitted by June 30, 2019.  
548 b. Requires final report and KCCP and Code amendments to be transmitted  
549 by December 31, 2021.
- 550 ~~24-23.~~ For Workplan Action 8: Cottage Housing:  
551 a. Requires changes to the KCCP and Code to be transmitted as part of the  
552 2020 Comprehensive Plan update.
- 553 b. Adds requirement to include an evaluation of proximity of garages to  
554 dwelling units, dwelling units of varying square footages.
- 555 ~~25-24.~~ For Workplan Action 12: Plat Ingress/Egress Requirements:  
556 a. Adds requirement to include an evaluation of distance between to entry  
557 points, access for emergency vehicles, and sufficient roadway width.
- 558 ~~a.b.~~ Requires the Code and Road Standards amendments to be transmitted by  
559 June 30, 2019.
- 560 ~~26-25.~~ For Workplan Action 13: Water Availability:  
561 a. Requires final report by December 31, 2018, and changes to the KCCP  
562 and Code to be transmitted as part of the 2020 Comprehensive Plan  
563 update.
- 564 b. Adds requirement to coordinate with local watershed improvement  
565 districts.
- 566 ~~27. Adds new Workplan Action 14: Technology Access Study. This would determine~~  
567 ~~current gaps in telecommunication and cable service areas and make~~  
568 ~~recommendations to expand service in areas with limited access. A report would~~  
569 ~~be due to the Council on December 31, 2019.~~
- 570 ~~28-26.~~ Adds new Workplan Action 154: 2020 Comprehensive Plan ~~“Two-Year”~~  
571 Update. This language gives more information regarding the 2020 update  
572 described in the PO.
- 573 ~~29-27.~~ Adds new Workplan Action 164: Review of Local Services  
574 Policies Annual DLS Briefing at PRE. This would direct the Department of Local  
575 Services (currently under review as part of PO 2018-0312), if created, to evaluate  
576 the elements of the KCCP that relate to unincorporated areas and services and  
577 make recommended policy changes to better serve unincorporated area residents.  
578 ~~A report and recommended KCCP and Code changes would be required to be~~

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579 ~~transmitted as part of the 2020 update~~ brief the Planning, Rural Service and  
580 Environment (PRE) Committee, or its successor, on its evaluation of processes,  
581 procedures and policies and areas for improvement in delivery of unincorporated  
582 area services.  
583 ~~30-28.~~ 30-28. Adds new Workplan Action ~~176~~: Streamlining the Comprehensive Plan.  
584 This would direct the Executive to review and propose modifications to the KCCP  
585 and Code with the goal “to make the Comprehensive Plan and relevant sections in  
586 King County Code Title 20 more reader-friendly and accessible to a wider  
587 audience, redundancies and excess detail should be minimized.” This would  
588 require ~~sharing draft changes with the Council’s lead staff for Comprehensive~~  
589 ~~Planning over the next 3 years, and require~~ changes to be transmitted as part of  
590 the 2023 eight-year update.  
591 ~~31. Adds new Workplan Action 18: Unincorporated Area Services Sustainability~~  
592 ~~Plan. This would require a plan that identifies methods, including land use and~~  
593 ~~zoning changes, to ensure the County has the financial resources to provide~~  
594 ~~necessary and adequate local services to unincorporated area residents. The plan~~  
595 ~~and proposed KCCP and Code changes would be required as part of the 2020~~  
596 ~~update.~~  
597 ~~32-29.~~ 32-29. For Workplan Action ~~197~~: PAA Annexations:  
598 a. Adds a requirement to evaluate tax revenue impacts resulting from  
599 annexations, annexation of roadways within PAAs, and annexation of  
600 orphan roads.  
601 a-b. Extends the deadline to December 31, 2019.

**Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**

604 None

605  
606  
607 **The draft chair’s striking amendment would also make technical and clarifying**  
608 **changes to the Executive’s transmittal, including:**

609 **Proposed Ordinance:**

610  
611  
612 ~~33-30.~~ 33-30. Technical corrections to references to other Ordinances.  
613 ~~34-31.~~ 34-31. Clarifying edits to findings regarding when subarea plans will be adopted  
614 by the Council.  
615 ~~35-32.~~ 35-32. Modifications to the terminology, so that annual, two-year and eight-year  
616 updates are consistently used throughout the Code.  
617 ~~36-33.~~ 36-33. Corrects date change for Vashon-Maury Island Workplan Action 1, to  
618 reflect Executive’s intent that this would be transmitted in June 2022.  
619 ~~37-34.~~ 37-34. Clarifies that the amendments to the Vashon-Maury Island subarea plan  
620 are included and attached to the KCCP.  
621 ~~38-35.~~ 38-35. Adds language that community service area ~~and potential annexation area~~  
622 subarea plans can be adopted as part of an annual KCCP update.

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- 623 ~~39-36.~~ Clarifies when site-specific land use map and shoreline master program  
624 map amendments may be considered (during an annual, two-year or eight-year  
625 update).  
626 ~~40-37.~~ Clarifies when shoreline environment designations can be amended  
627 (during an annual, two-year or eight-year update).  
628 ~~41-38.~~ Re-ordered the language regarding the CSA subarea planning schedule  
629 ~~42-39.~~ Modified the language regarding when the Executive determines that  
630 additional appropriation is needed to complete a subarea plan.  
631 ~~43-40.~~ Modifies the requirements for the annual docket report to reflect the two-  
632 year update option.  
633 ~~44-41.~~ Modifies the requirements for four-to-one proposals to reflect the two-year  
634 update option.  
635 ~~42.~~ Makes code reviser edits.  
636 ~~45-43.~~ Adds in sections directing the Executive to send two sections to the  
637 Department of Ecology for their approval of changes to the Shoreline Master  
638 Program.  
639 ~~46-44.~~ Adds severability language.

641 **Attachment A – Amendments to 2016 KCCP:**

- 642  
643 ~~47-45.~~ Clarifies terminology around subarea plans and the planned process and  
644 schedule for developing and adopting these plans.  
645 ~~48-46.~~ Clarifies that subarea studies assess feasibility of zoning reclassifications,  
646 not only upzones.  
647 ~~49-47.~~ Modifies the language regarding what is allowed with an annual update.  
648 ~~50-48.~~ Adds references to two-year update throughout, in policy and lead-in text.  
649 ~~51-49.~~ Modifies Policy I-203 to reflect changes made in the PO for what is  
650 allowed with an annual update.  
651 ~~52-50.~~ Removes outdated reference to Benchmark Program and language  
652 regarding creation of a performance measures program.  
653 ~~53-51.~~ Adds language to the lead-in text for the Workplan to describe reasoning  
654 behind changes to the Workplan.  
655 ~~54-52.~~ Adds definitions of Area Zoning and Land Use Study, Public Review  
656 Draft and Subarea Study and changes to Subarea Plan definitions to reflect those  
657 in the PO.

658  
659 **Attachment B – Amendments to Vashon-Maury Island Subarea Plan:**

- 660  
661 ~~55-53.~~ Clarifies the deadline for the VMI Workplan Action 1: P-suffix condition,  
662 to reflect Executive's intent that this be transmitted in 2022.  
663

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**King County**

**2018 Amendments to the  
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and Ordinance 18602, Section 47, Proviso P3.

Office of Performance, Strategy and Budget

March 1 ~~June~~ September 12, 2018

28

29 *In the second paragraph of the Cover Letter, amend text as follows:*

30

31 The 2016 update is a major ~~((every four year))~~ review of the Comprehensive Plan. It builds on King County's  
32 25 years of success in implementing the Growth Management Act. Since adoption of the first Comprehensive  
33 Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas.  
34 Building on this success, the 2016 plan now also responds to new critical challenges:

35

36 *In the Executive Summary, starting on page ES-5, amend text as follows:*

37

### 38 **Major ~~((Four-Year))~~ Update**

39 The 2016 update is a major ~~((four year))~~ review of the Comprehensive Plan and, this year marks the 25th  
40 anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to  
41 designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve  
42 resource land and environmentally sensitive areas. By almost any measure, King County has been successful in  
43 realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking  
44 forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity,  
45 reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening  
46 mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

47

48 *In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as  
49 follows:*

50

51 Community Service Area Subarea plans, ~~((including))~~ as well as other community plans and basin plans, focus  
52 the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service  
53 Area Subarea Planning, for information on ~~these larger~~ scale subarea land use plans for rural and urban  
54 unincorporated communities in King County). Smaller-scale studies, known as area zoning and land use  
55 studies, per King County Code,<sup>5</sup> are focused on adoption or amendment of land use and zoning maps on an area  
56 wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea  
57 plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City  
58 Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development  
59 of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive  
60 Plan and provisions in the King County Code.<sup>6</sup>

61

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62 **In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as**  
63 **follows:**

64  
65 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes  
66 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the  
67 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility  
68 of ~~((upzoning)) zoning reclassifications~~ in urban unincorporated areas. Subarea studies are focused on specific  
69 areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an  
70 area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site  
71 Specific Land Use Amendments and Zone Reclassifications,<sup>6</sup> which are site specific processes that involve  
72 County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a  
73 decision by County Council. These must be consistent with the Comprehensive Plan or ~~be~~ proposed with  
74 amendments during the Plan update process.

75  
76 **In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as**  
77 **follows:**

78  
79 The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In  
80 King County, those annual amendments allow ~~((technical)) limited~~ changes only, except for once every  
81 ~~((four))eight~~ years. Then, during the "~~((Four))Eight~~-Year Cycle review process," substantive changes to policies~~((~~  
82 ~~land use designations))~~ and ~~amendments to~~ the Urban Growth Area boundary can be proposed and adopted. ~~A~~  
83 ~~smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also~~  
84 ~~be considered once every two years, but only if authorized by motion and included in the scope of a "Two-Year~~  
85 ~~Cycle" update.~~ These provisions are detailed in King County Code Title 20.18. Additional information and  
86 policies are found in Chapter 12, Implementation, Amendments and Evaluation.

Commented [JC1]: Reflects creation of the Two-Year update option

87  
88 **In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend**  
89 **text as follows:**

90  
91 **Chapter 11: Community Service Area Subarea Planning**  
92 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea  
93 planning program that offers long-range planning services to unincorporated communities. ~~The majority of King~~  
94 ~~County's community plans ((except for the Fall City, West Hill and White Center Plans))~~ are no longer in effect  
95 as separately adopted plans.<sup>7</sup> In many cases, however, the plans contain valuable historical information about  
96 King County's communities and often provide background for the land uses in effect today. Policies from the

<sup>7</sup> ~~The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.~~

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97 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of  
98 each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the  
99 new Community Service Area subarea plans as they are adopted.

100  
101 **Chapter 12: Implementation, Amendments and Evaluation**

102 The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have  
103 been adopted to achieve the growth management objectives of King County and the region. This chapter  
104 describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual  
105 cycle, two-year cycle, and the ~~((four))~~eight~~(( ))~~-year-cycle amendments. The chapter identifies a series of major  
106 Workplan actions that will be undertaken between the major update cycles to implement or refine provisions  
107 within the Plan. This chapter further explains the relationship between planning and zoning.

Commented [JC2]: Reflects creation of the Two-Year update option

108  
109 ***In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:***

110  
111 **U-183** King County should actively pursue designating urban separators in the  
112 unincorporated area and work with the cities to establish permanent urban  
113 separators within the ~~((unincorporated))~~incorporated area that link with and  
114 enhance King County's urban separator corridors.

115  
116 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend  
117 text as follows:***

118  
119 There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites.  
120 One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area  
121 adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an  
122 existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but  
123 expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~  
124 Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and  
125 continue to be used as for industrial purposes and have a designation as a King County Historic Site.

126  
127 ***In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend  
128 policy as follows:***

129  
130 **R-683** King County may update the Mineral Resources Map to identify additional  
131 Potential Mineral Resource Sites only during the ~~((four))~~eight-year  
132 Comprehensive Plan amendment cycle, or during a two-year amendment

Attachment A to Proposed Ordinance 2018-~~XXX0153~~

~~cycle~~update if included in the scope of the motion authorizing the two-year update.

Commented [JC3]: Reflects creation of the Two-Year update option

**In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend policy as follows:**

**R-650a** The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan Update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next ~~((four))~~ eight-year cycle Comprehensive Plan Update.

**In Chapter 8 Transportation, starting on page 8-7, amend text as follows:**

The Strategic Plan for Road Services defines the vision and mission for the King County Department of Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the county's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is ~~((developed))~~ completed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in

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172 Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the  
173 consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King  
174 County road system through focused investment of available resources to facilitate the movement of people,  
175 goods and services, and respond to emergencies.

176  
177 *In Chapter 10 Community Service Area Subarea Planning, starting on page 10-15,*  
178 *amend text as follows:*

179  
180 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural  
181 Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent  
182 with the unique character of rural King County. The mission is accomplished by initiating and implementing  
183 specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall  
184 into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen  
185 and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home  
186 occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and  
187 Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the  
188 Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning,  
189 no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

190  
191  
192 *In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2,*  
193 *amend text as follows:*

194

195 **A. Planning Framework and Geography**

196 Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community  
197 Service Areas will be used as the framework for subarea plans created and amended from that point forward.

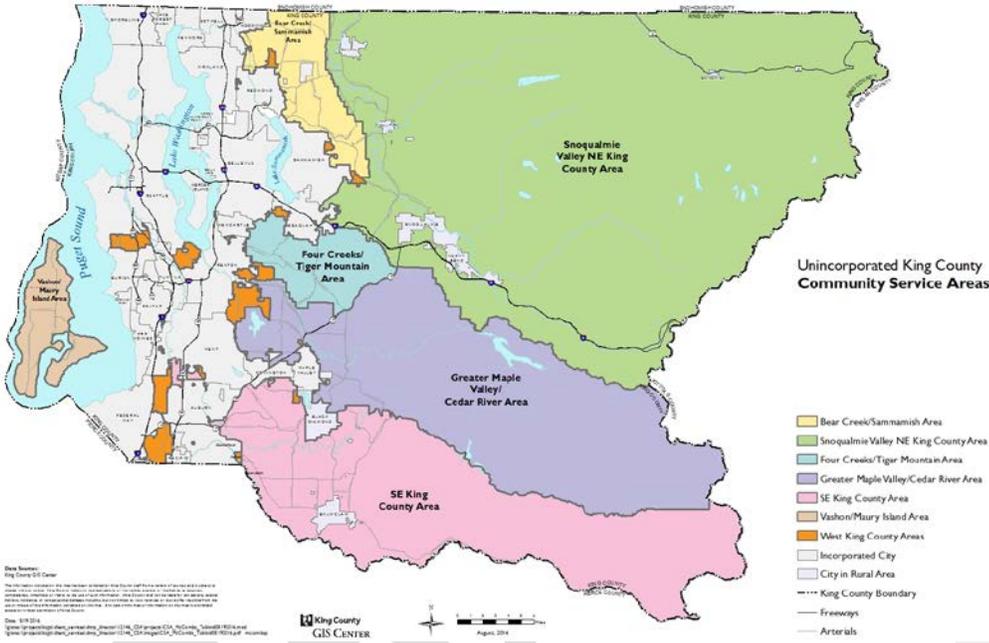
198 Subarea plans will be developed for the six Rural-Arearural Community Service Areas, and for the five  
199 remaining large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use  
200 issues in these subarea geographies.

201  
202 There are a number of key benefits to defining subarea planning boundaries to be coterminous with the  
203 Community Service Area boundaries. This structure organizes the County's unincorporated planning area into  
204 fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon.  
205 Using the Community Service Area boundaries also aligns land use planning with other county services and  
206 programs thereby increasing consistency between planning and public service delivery. Finally, since the last  
207 round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean

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208 some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional,  
 209 rather than local, planning role in those areas.

210  
 211 **Figure: Community Service Areas Map**



212  
 213  
 214  
 215 The following table illustrates how the Community Service Area geography aligns with the former Community  
 216 Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new  
 217 geographic structure.

218

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish

**Attachment A to Proposed Ordinance 2018-~~XXX~~0153**

Vashon / Maury Island	Vashon
West King County Areas ( <i>unincorp. urban</i> )	Portions of 10 Community Planning Areas

219

220 While there are differences among the Community Service Areas in terms of their boundaries, range of land  
 221 uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion  
 222 of the county receives some level of planning on a regular cycle. This includes a regular assessment of the  
 223 Community Service Area's goals, population changes, new development, employment targets and similar  
 224 demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea  
 225 Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have  
 226 more refined, (~~cross-discipline, and localized~~) land use focuses on rural town centers, urban neighborhoods, or  
 227 corridor approaches.

228

229 ~~((The high level review along with more detailed land use planning will be guided by a series of criteria such as~~  
 230 ~~community interest, social equity, funding, and new development.)) Equity and social justice principles will play~~  
 231 ~~a particularly key role during subarea plan public engagement activities. People of color, low-income residents,~~  
 232 ~~and populations with limited English proficiency will be informed and offered equitable and culturally-~~  
 233 ~~appropriate opportunities to participate in its planning process. ((The anticipated length of each detailed subarea~~  
 234 ~~plan will be based on the extent and complexity of the work described in each scope.)) The anticipated duration  
 235 of each subarea planning process will be two years, which includes time for community engagement, plan  
 236 development, and Council review and adoption.~~

237

238 The high level review along with more detailed land use planning will be guided by a series of criteria such as  
 239 community interest, social equity, funding, and new development. Equity and social justice principles will play  
 240 a particularly key role during subarea plan public engagement activities. People of color, low-income residents,  
 241 and populations with limited English proficiency will be informed and offered equitable and culturally-  
 242 appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea~~  
 243 ~~plan will be based on the extent and complexity of the work described in each scope.))~~

244

**B. Planning Schedule**

246 Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all  
 247 ~~((seven))~~ six Rural-Arearural Community Service Area subareas and five large urban Potential Annexation Areas  
 248 over the course of an ~~((eight))~~ approximately thirteen year period (while pausing the subarea planning process  
 249 during the Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local,  
 250 community level with detailed planning will facilitate a more equitable planning process. The plan sequencing  
 251 was determined by subarea plans already underway, the ability to partner with other jurisdictions, anticipated  
 252 land use changes within a Community Service Area, and striving for a countywide geographic balance in  
 253 alternating years. The anticipated duration of each subarea planning process will be two years, which includes  
 254 time for community engagement, plan development, and Council review and adoption.

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((

Year	Community Service Area	Other Planning
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA - Fairwood	Major Comp. Plan Update
2024	Bear Creek/ Sammamish CSA	
2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

257 ))

**Schedule of Community Service Area & Major Potential Annexation Area Subarea Plans**

Commented [AE4]: Remove PAA call out. The urban PAAs are still part of the CSA subarea plan schedule.

Planning Year	Adoption Year	Geography	Other Planning
<del>2018-19</del>	<del>2019-20</del>	Skyway West Hill PAA	<a href="#">2020 Comprehensive Plan Update</a>
<del>2019-20</del>	<del>2020-21</del>	North Highline PAA	<a href="#">Potential Two-Year Comp. Plan Update</a>
<del>2020-21</del>	<del>2021-22</del>	Snoqualmie Valley/NE King CSA	
<del>2021-22</del>	<del>2022-23</del>	No Subarea Plan	Eight-Year Comp. Plan Update
<del>2022-23</del>	<del>2023-24</del>	Greater Maple Valley/Cedar CSA	
<del>2023-24</del>	<del>2024-25</del>	Fairwood PAA	<a href="#">Potential Two-Year Comp. Plan Update</a>
<del>2024-25</del>	<del>2025-26</del>	Bear Creek/ Sammamish CSA	
<del>2025-26</del>	<del>2026-27</del>	Southeast King County CSA	<a href="#">Potential Two-Year Comp. Plan Update</a>
<del>2026-27</del>	<del>2027-28</del>	Four Creeks/Tiger Mountain CSA	
<del>2027-28</del>	<del>2028-29</del>	East Renton PAA	<a href="#">Potential Two-Year Comp. Plan Update</a>
<del>2028-29</del>	<del>2029-30</del>	Federal Way PAA	
<del>2029-30</del>	<del>2030-31</del>	No Subarea Plan	Eight-Year Comp. Plan Update

259

260 *Note: The pPlanning Year is a 12-month, July to June process. starts in July and plan adoption is intended to occur in June*  
261 *two years later The adoption year is a 12-month, July to June process.*

262

263 *Department of Permitting and Environmental Review staff will update and coordinate with the Councilmember*  
264 *office(s) representing the applicable geography throughout each subarea plan development and community*

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265 outreach process. This coordination will include the Department making a Public Review Draft of each  
 266 subarea plan available to the public and the Council for comment prior to finalizing the plan for transmittal.

267  
 268 For each of the Community Service Area subarea planning processes, the subarea plans included in Motion  
 269 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This  
 270 includes the following adopted scopes of work:

**Commented [JC5]:** Taken from similar language re: working with CM offices during subarea plan development in Chapter 12 in Workplan Action 1 - clarified to reflect DPER as subarea planning lead. Adding here for additional emphasis.

**Commented [JC6]:** Formalizing the inclusion of Public Review drafts as an element of the Executive's plan development process – which is referenced in Motion 15142 (report on restructure of the subarea planning process) but was not included in the Comp Plan itself

Study in Motion 14351	Community Service Area
<p>Snoqualmie Pass Subarea Plan:                      Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>
<p><del>(Vashon Subarea Plan:                      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.</del></p>	<p>West King County CSA – Vashon-Maury Island CSA))</p>
<p>Highline Subarea Plan:                      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.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan:                      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; whether a four-to-one</p>	<p>Four Creeks/Tiger Mountain CSA</p>

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proposal is appropriate for this area; and outreach with the local community in its development.	
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The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

~~In consideration of the restructure of the subarea planning program adopted in 2018, the County will evaluate initiating a performance audit of the program once the restructure has been implemented, by adding a requirement to the King County Auditor's work plan during the 2021-2022 biennium. Additionally, following the completion of the first thirteen-year subarea planning cycle, the subarea planning schedule for developing and adopting updates to the subarea plans moving forward will be reviewed as part of the 2031 major Comprehensive Plan update. This review will include evaluation of whether the subarea plan update schedule and process can be condensed from its current thirteen-year planning cycle.~~

Commented [JC7]: Added to show intent for a performance audit of subarea planning program.

Commented [AE8]: Added timing to the performance audit.

Commented [JC9]: Added to direct future evaluation of consolidating future updates of subarea plans into a shorter schedule

**C. Background**

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

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308 Although the majority of the community plans ~~((except for Fall City, West Hill and White Center))~~ are no  
309 longer in effect as separately adopted plans,<sup>1</sup> in many cases the published plan documents contain valuable  
310 historical information about King County's communities and other information that provides background for the  
311 policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in  
312 effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community  
313 Service Area subarea plans as they are adopted.

314  
315 ***In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39,***  
316 ***amend policy as follows:***

## 318 VII. West King County Area

319  
320 As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is  
321 comprised of approximately ~~((twelve))~~five separate major unincorporated areas within the Urban Growth  
322 Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle~~((,))~~ and  
323 Renton~~((, Kent, Redmond and Sammamish))~~. In addition, there are over *one hundred* other smaller areas that are  
324 affiliated with or adjacent to ~~Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore~~ and others.

325  
326 King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated,  
327 the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to participate.  
328 Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential Annexation Area  
329 section as well as in other annexation policies found in chapters throughout the Comprehensive Plan. For the  
330 areas at the edge of the urban growth boundary, policies in other parts of this chapter may be relevant since the  
331 historical Community Plans often included these edge communities. This is further described below.

### 333 Background

334 The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA  
335 consists of separate unincorporated areas that were once part of larger areas with their own community  
336 plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and  
337 piecemeal annexations since the community planning process began in the mid-1980s.

338  
339 The West Hill Community Plan and White Center Community Plan, applying to portions of the original  
340 Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center

---

<sup>1</sup> The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

341 in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already  
342 incorporated as part of the 1994 King County Comprehensive Plan.

343

344 **A. East Federal Way Potential Annexation Area**

345 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and  
346 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted  
347 separately from their implementing area zoning. After these experiences, the county decided to adopt both  
348 together to avoid going through essentially the same decisions twice for each community. The City of Federal  
349 Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the  
350 Federal Way Community Plan or its amendments are readopted.

351

352 **B. Fairwood and East Renton Potential Annexation Areas**

353 Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area.  
354 Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal  
355 fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the  
356 historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the  
357 West King County Community Service Areas. This means that the general annexation policies in the  
358 comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

359

360 The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the  
361 historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King  
362 County Community Service areas. This means that the general annexation policies in the comprehensive plan, as  
363 well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

364

365 **C. North Highline and White Center Potential Annexation Areas**

366 Highline has one of the longest histories of any community planning area. Between its original adoption in 1976  
367 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline  
368 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for  
369 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan,  
370 and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous  
371 portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a  
372 whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in  
373 the unincorporated area population. Because the majority of the area has now transitioned into cities, none of  
374 the Highline Community Plan is readopted with the exception of West Hill and White Center, which were  
375 adopted in 1994 as part of the comprehensive plan but published separately.

376

377 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the  
378 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

379  
380 **D. West Hill – Skyway Potential Annexation Area**

381 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the  
382 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

383  
384 In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill  
385 Community Plan. Around this same time, the County was also providing technical assistance to a community-  
386 led effort to update some elements of the Community Plan. This community-led effort resulted in the  
387 development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan.  
388 Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources  
389 available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work  
390 with the community to review the proposed Action Plan and to update the Community Plan within the context  
391 of the new Subarea Planning Program. ~~((Aa))~~A process to update to the Community Plan will be initiated in  
392 approximately July 2018, with adoption anticipated in June 2020~~((transmitted by the Executive to the Council  
393 by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update))~~.

394  
395 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-1,  
396 amend text as follows:***

397  
The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles,

~~two-year update cycles, and ((four))eight((-))-~~  
year cycle amendments.

Commented [JC10]: Added to reflect creation of Two-Year update option

398  
399

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400 **In Chapter 12 Implementation, Amendments and Review, starting on page 12-4,**  
401 **amend text and policy as follows:**

402  
403 The Comprehensive Plan amendment process includes an annual cycle, a two-year cycle, and ~~((a-four))an~~  
404 eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes and  
405 initial adoption of or amendments to CSA subarea plans. The ~~((four-year))Eight~~eight-Year-year cycle is designed  
406 to address amendments that propose substantive changes. The two-year cycle is an optional process that allows  
407 for consideration of a smaller range of substantive changes, but only if initiated by motion. This amendment  
408 process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new  
409 land use initiatives to work. By allowing annual cycleupdate and two-year eyeupdate amendments, the process  
410 provides sufficient flexibility to account for technical adjustments or changed circumstances. The process  
411 requires early and continuous public involvement and necessitates meaningful public dialogue.

Commented [JC11]: Edits to reflect creation of Two-Year update option

412  
413 King County has established a docket process to facilitate public involvement and participation in the  
414 Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing  
415 changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or  
416 other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed  
417 amendment. Docket forms are available via the King County website.

418  
419 **I-201 The amendment process shall provide continuing review and evaluation of**  
420 **Comprehensive Plan policies and development regulations.**

421  
422 **I-202 Through the amendment process, King County Comprehensive Plan policies and**  
423 **supporting development regulations shall be subject to review, evaluation, and**  
424 **amendment according to an annual cycle, a two-year cycle, and ~~((a-four)) an~~**  
425 **eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

Commented [JC12]: Edits to reflect creation of Two-Year update option

426  
427 **I-203 Except as otherwise provided in this policy, the annual cycle shall not consider**  
428 **proposed amendments to the King County Comprehensive Plan that require**  
429 **substantive changes to Comprehensive Plan policies and development**  
430 **regulations or that alter the Urban Growth Area Boundary. Substantive**  
431 **amendments may be considered in the annual amendment cycle only if to**  
432 **consider the following:**  
433 **a. A proposal for a Four-to-One project that changes the Urban Growth**  
434 **Area Boundary;**  
435 **b. An amendment regarding the provision of wastewater services to a Rural**  
436 **Town. Such amendments shall be limited to policy amendments and**  
437 **adjustments to the boundaries of the Rural Town as needed to**  
438 **implement a preferred option identified in a Rural Town wastewater**  
439 **treatment study;**

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440  
441  
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445  
446  
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448

c. Amendments necessary for the protection and recovery of threatened and endangered species; ~~((or))~~

d. Adoption of ~~an~~ amendment to, or updates of Community Service Area subarea plans;

e. Amendments to the workplan; or

f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities.

Commented [JC13]: Allows amendments to subarea plans on an annual basis

Commented [AE14]: Allows amendments to the workplan with an annual update

Commented [AE15]: Allows amendments to the Comp Plan schedule with an annual update

449 I-204

The ~~((four))~~eight-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered once every two years, but only if authorized by motion and included in the scope of a "Two-Year Cycle" update.

Commented [JC16]: Edits to reflect creation of Two-Year update option

459 **In Chapter 12 Implementation, Amendments and Review, starting on page 12-6, amend text and policy as follows:**

460  
461

### 462 III. Review and Evaluation

463 In accordance with the Growth Management Act, King County and its cities will work together to employ an  
464 established review and evaluation program ~~((through the King County Benchmark Program))~~, as provided by the  
465 King County Countywide Planning Policies. The purpose of the program ~~((is))~~ will be to determine whether the  
466 county and its cities are achieving urban densities within urban growth areas by comparing growth and  
467 development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county  
468 and city comprehensive plans with actual growth and development in the county and cities.

469  
470 In partnership with the King County Growth Report, the King County Buildable Lands Report and  
471 supplementary monitoring of the King County Comprehensive Plan, the ~~((King County Benchmark Program  
472 collects and reviews))~~ County and its cities will review information relating to and including, but not limited to,  
473 the following:

- 474 • Urban densities;
- 475 • Remaining land capacity;
- 476 • Growth and development assumptions, targets, and objectives;

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- 477 • Residential, commercial, and industrial development;
- 478 • Transportation;
- 479 • Affordable housing;
- 480 • Economic development; and
- 481 • Environmental quality.

482  
483 ((As outlined in the Workplan section of this chapter, in preparation for the ~~((2020))2023~~ Comprehensive Plan  
484 update, King County intends to develop a new performance measures program to replace the current Benchmark  
485 Program.))

486  
487 **In Chapter 12 Implementation, Amendments and Review, starting on page 12-11,**  
488 **amend text as follows:**

## 490 VI. 2016 Comprehensive Plan Workplan

491 A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have  
492 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks  
493 were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016  
494 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in  
495 conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and  
496 other core regional planning and implementation activities. Each Workplan item includes a summary  
497 description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County  
498 Comprehensive Plan, as part of the restructure adopted in Ordinance XXXXX (Proposed Ordinance 2018-  
499 0153) and Motion 15142, the County modified the structure of the King County Comprehensive Plan  
500 review cycle, to include a comprehensive update every eight years, as well as potential annual and Two-  
501 Year updates. As part of this review, Workplan items were amended to reflect this restructure, and to add  
502 direction for future updates to the Comprehensive Plan, including a 2020 update.

503  
504 When transmitting to the Council the required report, study, ordinance, and/or motion in any of the items  
505 outlined below, the transmittal shall be in the form of a paper original and an electronic copy filed with the  
506 clerk of the Council, who shall retain the original and provide an electronic copy to all Councilmembers,  
507 the Council chief of staff, the policy staff director and the lead staff for the ~~((transportation, economy and~~  
508 environment)) planning, rural service and environment committee, or its successor.

Commented [AE17]: Adding language to describe reasoning behind changes to the workplan.

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509  
510 **Action 1: ((Initiation))Implementation of the Community Service Area Subarea Planning Program.** Under  
511 the direction of the Department of Permitting and Environmental Review, King County ~~((is launching))~~ has  
512 launched a new regular subarea planning program. While this is described in greater detail in Chapter 11:  
513 Community Service Area Subarea Planning, launching and implementing this effort will be a major activity  
514 following the adoption of the Comprehensive Plan.

- 515
- 516 • *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every  
~~((seven))~~ thirteen years based on planning schedule in Chapter 11.
  - 517 • *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and  
518 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form  
519 of an ordinance that adopts the subarea plan, ~~((no later than March 1 of the year following the  
520 Community Service Area's planning period))~~ at a time consistent with the King County Code Chapter  
521 20.18. A Public Review Draft of each subarea plan shall be made available to the public and the  
522 Council for comment prior to finalizing the plan for transmittal.
  - 523 • *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the  
524 Office of Performance Strategy and Budget. ~~((Executive staff))~~ The Department of Permitting and  
525 Environmental Review shall update and coordinate with the Councilmember office(s) representing the  
526 applicable study area throughout the community planning process.

527  
528 **Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose  
529 of the program is to develop longer-term indicators to provide insight into whether the goals of the  
530 Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues  
531 addressed in the Comprehensive Plan, this program will be implemented on ~~((a four))~~ an eight-year cycle.  
532 Reports are to be released in the year prior to the initiation of the ~~((four-year))~~ Eighteight-Year-year update in  
533 order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset,  
534 indicators will be reported at the level most consistent with the major geographies in the Growth Management  
535 Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural  
536 Resource Lands.

- 537
- 538 • *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ~~((2018))~~  
539 2021 Comprehensive Plan Performance Measures Report released by ~~((December 1, 2018))~~ March 1,  
2021, will inform the ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023 Comprehensive Plan update.
  - 540 • *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by  
541 June 1, 2017, in the form of a motion that adopts the framework. The ~~((2018))~~ 2021 Comprehensive  
542 Plan Performance Measures Report shall be completed as directed by the 2017 framework motion  
543 adopted by the Council. The Executive shall file with the Council the ~~((2018))~~ 2021 Comprehensive  
544 Plan Performance Measures Report. The ~~((2019))~~ 2021 Scope of Work for the ~~((2020))~~ 2023  
545 Comprehensive Plan Update shall be informed by the ~~((2018))~~ 2021 Performance Measures Report. The

**Commented [JC18]:** Formalizing the inclusion of Public Review drafts as an element of the Executive's plan development process – which is referenced in Motion 15142 (report on restructure of the subarea planning process) but was not included in the Comp Plan itself

**Commented [JC19]:** Existing language re: working with CM offices during subarea plan development – clarified to reflect DPER as subarea planning lead

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546 Executive's transmitted ((2020))2023 Comprehensive Plan shall include updated references to the new  
547 Performance Measures Program.

- 548 • *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's  
549 Comprehensive Plan lead staff in development of the 2017 framework for the program.

550  
551

552 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**

553 **Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in  
554 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This  
555 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated  
556 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East  
557 Renton Plateau – an area of urban unincorporated King County that has received a substantial number of  
558 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area  
559 Pilot Project will: develop a process for engaging the community to determine the type of amenities the  
560 community desires; assess the type and amounts of funding available for providing amenities; and establish an  
561 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future  
562 Transferrable of Development Rights).

- 563 • *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot  
564 Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so  
565 as to inform the King County 2019-2020 Biennial Budget.
- 566 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity  
567 Funding Pilot Project Report recommending process and funding levels relative to Transferrable of  
568 Development Rights used in development projects. The report shall include identification of any  
569 necessary recommended amendments to the Comprehensive Plan and King County Code. The  
570 Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and  
571 King County Code as part of the ((2020))2023 Comprehensive Plan update. ~~The Executive will work~~  
572 ~~with the Council to determine whether the amendments are appropriate for inclusion in an Annual~~  
573 ~~Comprehensive Plan Amendment prior to the Eight Year update.~~
- 574 • *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with  
575 the Councilmember office(s) representing the pilot project community throughout the process.

576

577 **Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development  
578 Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring  
579 development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights  
580 Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as  
581 focusing new growth in urban areas.

582

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583 This Workplan item will do the following:

584 A. Prepare a Transfer of Development Rights Program Review Study that addresses:

585 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and  
586 receiving sites.

587 2) Analysis of potential Transfer of Development Rights Program changes that build on existing  
588 program objectives while considering other policy objectives, such as making investments in  
589 economically disadvantaged areas, promoting housing affordability, incentivizing green  
590 building, and providing for Transit Oriented Development. The analysis should take into  
591 consideration the economic feasibility of and market interest in these other policy objectives, as  
592 well as opportunities for providing amenities to communities that receive Transfer of  
593 Development Rights. This analysis will be achieved through implementation of a pilot project  
594 that utilizes such incentives and provides amenities to the community receiving increased  
595 density associated with the Transfer of Development Rights. If possible, the pilot project should  
596 be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.

597 3) Consider possible performance criteria.

598 B. Produce an annual report to the Council on the Transfer of Development Rights Program and  
599 associated bank activity.  
600

601 • *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The  
602 Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan  
603 and/or King County Code changes if applicable, shall be filed with the Council by ~~((December 1, 2018))~~  
604 June 30/September 28, 2019 as part of the 2020 Comprehensive Plan update.

605 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review  
606 Study and the annual report. The Study shall outline policy and implementation options, if applicable. If  
607 Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing  
608 those changes shall also be transmitted to the Council with the Study. ~~- The Executive will work with the~~  
609 Council to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive  
610 Plan Amendment prior to the Eight Year update.

611 • *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget.  
612 Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot  
613 project community throughout the process.  
614

615 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive  
616 Plan includes new policy direction that may need updates in the King County Code in order to be implemented  
617 before the ~~((2020))~~ 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the  
618 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the

Commented [AE20]: Deadline revised per agreement with Executive.

Attachment A to Proposed Ordinance 2018-~~XXX015B~~

619 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The  
620 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to  
621 reflect court rulings and current case law.

- 622 • *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will  
623 inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,  
624 2019.
- 625 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016  
626 Comprehensive Plan Implementation Report and the code update ordinance(s).
- 627 • *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance  
628 Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's  
629 Office.

630  
631 **Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary  
632 and permanent alternative housing models to address the issues of homelessness and affordable housing in the  
633 Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can  
634 inform a larger demonstration project under King County Code on alternative housing models in unincorporated  
635 King County. Based on what the County learns from the experience of pilots across the region, the County  
636 should pursue a larger demonstration project that looks at a broader range of temporary and permanent  
637 alternative housing models under its land use authority.

638  
639 This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under  
640 K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single  
641 and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar  
642 models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration  
643 project will allow the County to test development regulations and other regulatory barriers related to alternative  
644 housing models before adopting or amending permanent regulations. Such regulations could include  
645 amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire  
646 codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and  
647 glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should  
648 also analyze potential funding sources and funding barriers for projects that may or may not require public  
649 funding, including funds managed by the King County Housing and Community Development Division of the  
650 Department of Community and Human Services.

- 651 • *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in  
652 unincorporated King County that will participate in an Alternative Housing Demonstration Project.  
653 While a project or projects are being chosen, a Demonstration Project ordinance package that pilots  
654 necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration  
655 Project shall be transmitted to Council by (~~December 31, 2018~~) June 29, 2019. Phase II – An Alternative

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656 Housing Demonstration Project Report, including proposed regulations and/or amendments to  
657 implement the recommendations of the report shall be transmitted to the Council for consideration by  
658 December 31, ~~((2020))~~ 2021.

- 659 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the  
660 Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in  
661 the Demonstration Project(s), and identification of recommended amendments to the Comprehensive  
662 Plan and King County Code. The Executive shall also file with the Council an ordinance adopting  
663 updates to the Comprehensive Plan and/or King County Code as recommended in the Report. ~~The~~  
664 ~~Executive will work with the Council to determine whether the amendments are appropriate for inclusion~~  
665 ~~in an Annual Comprehensive Plan Amendment prior to the Eight Year update.~~
- 666 • *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King  
667 County Council, Department of Community and Human Services, Department of Permitting and  
668 Environmental Review, Public Health, and Office of Performance Strategy and Budget.

669  
670 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive  
671 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King  
672 County. In order to give the Council additional time to consider these proposed changes and to address the  
673 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will  
674 be further developed through this work plan item.

675  
676 The Council identified several policy issues through review of the code changes as part of the 2016  
677 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these  
678 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County  
679 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the  
680 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016  
681 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- 682 • *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and  
683 proposed regulations to implement the recommendations in report shall be transmitted to the Council for  
684 consideration by September 30, 2017.
- 685 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the  
686 Agricultural Related Uses Zoning Code Updates Report, which shall include identification of  
687 recommended amendments to the King County Code. The Executive shall also file with the Council an  
688 ordinance adopting updates to the King County Code as recommended in the Report.
- 689 • *Leads:* The King County Council will convene an interbranch team comprised of at least King County  
690 Council staff, the Department of Permitting and Environmental Review, the Department of Natural  
691 Resources and Parks, and the Office of Performance Strategy and Budget.

692

Attachment A to Proposed Ordinance 2018-~~XXX015~~B

693 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that  
694 allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In  
695 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban  
696 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and  
697 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will  
698 review Comprehensive Plan policies and development code regulations for the potential for expanded  
699 allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend  
700 policy and code changes as appropriate. ~~The review will include evaluation of encouraging: close proximity of~~  
701 ~~garages to the associated housing unit; and development of units with a wide variety of square footages, so as to~~  
702 ~~address various needs and a diversity of residents.]~~

703 • *Timeline:* A Cottage Housing Regulations Report ~~((and any proposed policy or code changes to~~  
704 ~~implement the recommendations in the report))~~ shall be transmitted to the Council ~~((for consideration))~~ by  
705 December 31, 2018. ~~Any proposed policy or code changes to implement the recommendations in the~~  
706 ~~report shall be transmitted to the Council for consideration by June 30~~September 28, 2019 ~~as part of the~~  
707 ~~2020 Comprehensive Plan update.~~

708 • *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall  
709 include identification of any recommended amendments to the King County Code and/or  
710 Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the  
711 King County Code and/or the Comprehensive Plan, if recommended in the Report. ~~The Executive will~~  
712 ~~work with the Council to determine whether the amendments are appropriate for inclusion in an Annual~~  
713 ~~Comprehensive Plan Amendment prior to the Eight Year update.~~

714 • *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy  
715 and Budget.  
716

717 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F-215b  
718 which directs the County to “strive to provide services and build and operate public buildings and infrastructure  
719 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to  
720 develop an Implementation Plan for making King County government carbon neutral. The Implementation  
721 Plan shall address existing and new County buildings, as well as all County operations and services, and shall  
722 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help  
723 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon  
724 neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the  
725 Implementation Plan.

726 • *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the  
727 Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A  
728 Progress Report on development of the Implementation Plan shall be transmitted to the Council by  
729 December 31, 2017.

Commented [JC21]: Providing additional elements for this review.

Commented [AE22]: Deadline revised per agreement with Executive.

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730 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral  
731 King County Implementation Plan and a motion adopting the Implementation Plan.

732 • *Leads:* Department of Natural Resources and Parks.  
733

734 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in  
735 Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development.  
736 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate  
737 Action Plan, the County will soon be in the process of reviewing potential green building code requirements  
738 and/or encouraged standards for private development for possible adoption. In the meantime, the County  
739 intends to continue to use the Department of Permitting and Environmental Review's existing "Green Building  
740 Handbook" to help encourage private green building development, which is referenced in the 2016  
741 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building  
742 Handbook for review and potential approval.

743 • *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to  
744 the Council for consideration by March 1, 2017.

745 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building  
746 Handbook and a motion adopting the Handbook.

747 • *Leads:* The Department of Permitting and Environmental Review.  
748

749 **Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional  
750 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation  
751 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs  
752 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.  
753

754 This Workplan item directs the King County Department of Transportation, in coordination with the  
755 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to  
756 evaluate and report on how to enhance the bicycle network within unincorporated King County and address  
757 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;  
758 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report  
759 will include:

760 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as  
761 addressing bicycle facility provisions in:

762 o roadway designs and standards, including lighting standards,

763 o plat approvals,

764 o commercial developments,

765 o parks & trails planning, and

766 o transit planning and access to transit.

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- 767 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
- 768 the City of Seattle, for opportunities to connect to King County planning and active transportation
- 769 facilities.
- 770 c. Working with stakeholders for identification of needs and areas for possible improvements.
- 771 • *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to
- 772 the Council for consideration by December 31, 2017.
- 773 • *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network
- 774 Planning Report and a motion adopting the Report.
- 775
- 776 • *Lead:* Department of Transportation.
- 777

778 **Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility to

779 adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and

780 Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision

781 approval process using the Department of Transportation Roads Division’s “King County Road Design and

782 Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one

783 entry/exit (or ingress/egress) point and a looped road network within the subdivision.

784

785 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due

786 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for

787 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too

788 close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic

789 back-ups.

790

791 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),

792 and the King County Department of Transportation Roads Standards to address these access issues. This code

793 update will include: requiring two entry/exit points for plats and subdivisions over a certain size; requiring

794 sufficient distance between the two entry/exit points so as to not impact traffic flows; addressing access for

795 emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles; and

796 increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall

797 indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

- 798 • *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards
- 799 shall be transmitted to the Council for consideration by ~~(December 31, 2018)~~ June 30, 2019.
- 800 • *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County
- 801 Code and the King County Roads Standards.
- 802 • *Lead:* Department of Transportation and Department of Permitting and Environmental Review.
- 803

Commented [JC23]: Providing additional elements for the review

Commented [AE24]: Deadline moved back 6 months, reflecting additional scope.

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804 **Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in  
805 *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a  
806 responsibility under the Growth Management Act to make determinations of water availability through the  
807 Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of  
808 development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This  
809 case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling  
810 will require the County to develop a system for review of water availability in King County, with a particular  
811 focus on future development that would use permit exempt wells as their source of potable water. This system  
812 will be implemented through amendments to the King County Comprehensive Plan and development  
813 regulations. The County will engage in a Water Availability and Permitting Study to address these and related  
814 issues. This study will analyze methods to accommodate current zoning given possible water availability issues  
815 and will look at innovative ways to accommodate future development in any areas with insufficient water by  
816 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

- 817
- 818 • *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;  
819 final report, with necessary amendments, will be transmitted to the Council by ~~((July 1))~~ December 31,  
820 2018. This report may inform the scope of work for the ~~((next major))~~ 2020 Comprehensive Plan  
821 update.
- 822 • *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County  
823 practices related to ensuring availability of water within the Comprehensive Plan and determining the  
824 adequacy of water during the development permit process. ~~The Executive will work with the Council~~  
825 ~~to determine whether the amendments are appropriate for inclusion in an Annual Comprehensive Plan~~  
826 ~~Amendment prior to the Eight-Year update.~~
- 827 • *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental  
828 Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting  
829 Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed  
830 improvement districts, and non-governmental organizations.

831

832 ~~Action 14: Technology Access Study. The 2016 Comprehensive Plan includes policy direction to encourage~~  
833 ~~expansion of the service area for telecommunication and cable services. The policies include coordination~~  
834 ~~between service providers and the County and a goal of greater accessibility. An increased availability of~~  
835 ~~telecommunications and cable services throughout underserved areas of the county are a means to mitigate~~  
836 ~~transportation impacts of growth, greenhouse gas emissions, and safety during natural disasters. The Office of~~  
837 ~~Cable Communications works with service providers and residents of the unincorporated area to resolve disputes~~  
838 ~~and seek access for those currently outside of the service areas. The County will engage in a Technology Access~~  
839 ~~Study to determine the current gaps in telecommunication and cable service areas. This Workplan item also~~  
840 ~~directs the Office of Cable Communications and other relevant Divisions within King County Information~~  
841 ~~Technology to develop recommendations to expand service in areas with limited access. This study will include:~~  
842 ~~——— identification of communities and geographies (including natural areas) that lack infrastructure~~

Commented [JC25]: Workplan Action 14 removed per agreement with Executive.

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843 ~~for and/or access to high speed internet access and/or cellular phone network coverage;~~  
844 ~~for areas that currently have infrastructure and/or access of the aforementioned technologies;~~  
845 ~~evaluation of reliability of service in those areas;~~  
846 ~~evaluation of installing signage in areas without cellular phone network coverage, such as~~  
847 ~~signage at trailheads that notify the public that coverage may not be available for some or all~~  
848 ~~cellular services;~~  
849 ~~evaluation of King County's Institutional Network (I-Net) fiber optic network, its users, and~~  
850 ~~its potential role in expanding technology services to communities with limited technology~~  
851 ~~access;~~  
852 ~~identification of options and recommendations for actions the County can take to encourage~~  
853 ~~and/or facilitate infrastructure, access, and reliability; and~~  
854 ~~a schedule for implementing the recommendations and actions.~~  
855  
856 ~~Timeline: A Technology Access Report shall be transmitted to the Council by December 31, 2019.~~  
857 ~~Outcomes: The Executive shall file with the Council the Technology Services Report, which shall include~~  
858 ~~the results of the study as outlined above.~~  
859 ~~Leads: Office of Cable Communications.~~  
860  
861  
862 **Action 154: 2020 Comprehensive Plan Update.** ~~In 2018, the County restructured its comprehensive planning~~  
863 ~~program and associated Comprehensive Plan update cycles. This restructure includes moving to an eight-year~~  
864 ~~major plan update cycle, whereby substantive plan changes and amendments to the Urban Growth Area~~  
865 ~~boundary may only be comprehensively reviewed once every eight years. As part of the transition to this new~~  
866 ~~planning cycle and given that the next major plan update will not be completed until 2023, there is a need to~~  
867 ~~make substantive changes in the interim. This interim update will be a Two-Year cycle update as allowed by~~  
868 ~~K.C.C. 20.18.030.D. The scope of the update proposed by the executive in the motion shall include any changes~~  
869 ~~as called for by applicable Workplan Action items, as well as any policy changes or land use proposals that~~  
870 ~~should be considered prior to the 2023 update, review and inclusion of changes related to docket proposals that~~  
871 ~~were recommended to be reviewed as part of the next "major" update, aligning the language in the~~  
872 ~~Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates,~~  
873 ~~and reviewing and updating the terminology to consistently describe the various updates.~~  
874 

- ~~Timeline: A motion authorizing the 2020 Comprehensive Plan Two-Year cycle update shall be~~  
875 ~~transmitted to the Council for consideration by ~~October 1, 2018~~January 2, 2019. The Council shall~~  
876 ~~have until ~~November 30~~February 28, 20189 to adopt the motion. The 2020 Comprehensive Plan Two-~~  
877 ~~Year cycle update shall be transmitted to the Council for consideration by ~~June 30~~September 28, 2019.~~  
878 ~~The Council shall have until June 28, 2020 to adopt the 2020 Comprehensive Plan update.~~

**Commented [JC26]:** New Workplan item re: an interim Comp Plan update prior to the next major update scheduled for 2023. Language modified to reflect agreement with Executive.

**Commented [AE27]:** Deadlines in this section revised per agreement with Executive.

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879 • Outcomes: The Executive shall file with the Council a motion authorizing the 2020 Comprehensive  
880 Plan ~~Two-Year~~ cycle update. The Council shall have until ~~November 30, 2018~~ February 28, 2019 to  
881 adopt the motion, either as transmitted or amended. In the absence of Council approval by ~~November~~  
882 February 28, 2019 ~~30, 2018~~, the Executive shall proceed to implement the scope as proposed. If the  
883 motion is approved by ~~November~~ February 28, 2019 ~~30, 2018~~, the scope shall proceed as established by  
884 the approved motion. The Executive shall then file with the Council the proposed 2020 ~~Two-Year~~  
885 Comprehensive Plan update by September 28, 2019. ~~The Council shall have until June 28, 2020 to~~  
886 adopt the 2020 Comprehensive Plan update.

887 • Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the  
888 Department of Permitting and Environmental Review.

890 **Action 15. Annual DLS Briefing at PRE.** In order to better serve the residents of unincorporated  
891 King County, the Executive transmitted legislation in 2018 (Proposed Ordinance 2018-0312) to  
892 establish a new Department of Local Services effective January 1, 2019, following guidance for the  
893 creation of the Department adopted in Motion 15125. If approved by the Council, the Department will  
894 be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of  
895 unincorporated services. In addition to this evaluation, the Department will report at least annually to  
896 the Planning, Rural Services and Environment (PRE) Committee or its successor on key issues related  
897 to unincorporated areas.

- 898 • Timeline: The Department will report to the PRE Committee or its successor at least annually.
- 899 • Outcomes: The Department of Local Services shall coordinate with the Regional Planning Unit  
900 and other departments to inform the 2020 Comprehensive Plan Update, and will brief the PRE  
901 Committee at least annually.
- 902 • Leads: Department of Local Services, in coordination with the Regional Planning Unit of  
903 Office of Performance, Strategy and Budget.

904 ~~**Action 16: Review of Local Services Policies.** In order to better serve the residents of unincorporated King~~  
905 ~~County, the Executive anticipates transmitting legislation in 2018 to establish a new Department of Local~~  
906 ~~Services by January 1, 2019, per Motion 15125. If approved by the Council, it is anticipated that the Department~~  
907 ~~will be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of~~  
908 ~~unincorporated services. As part of this evaluation, it is desired that the Department review the elements of the~~  
909 ~~Comprehensive Plan that relate to unincorporated areas and services. This review will include identification of~~  
910 ~~recommended changes to the Comprehensive Plan that are desired in order to better serve the needs of~~  
911 ~~unincorporated residents. Given that the next Eight Year Comprehensive Plan update will not be completed~~  
912 ~~until 2023, this review will be conducted as part of the 2020 Two-Year update.~~

913 ~~Timeline: A Local Services Policies Report and any proposed policy to implement the~~  
914 ~~recommendations in the report shall be transmitted to the Council for consideration by June 30, 2019.~~

Commented [AE28]: Deadline for adoption - matches deadline to adopt the Skywa-West Hill CSA Subarea Plan.

Commented [AE29]: New Workplan item re: Briefings to Council by new Department of Local Services

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915 ~~— *Outcomes:* The Executive shall file with the Council the Local Services Policies Report, which shall~~  
916 ~~include any recommended text or policy changes to the Comprehensive Plan. The Executive shall also~~  
917 ~~file with the Council an ordinance adopting any changes to the Comprehensive Plan recommended in~~  
918 ~~the report as part of the Executive's proposed 2020 Two-Year Comprehensive Plan update. The motion~~  
919 ~~authorizing the Two-Year update shall include in its scope the consideration of the recommended local~~  
920 ~~services changes.~~  
921 ~~— *Leads:* Department of Local Services.~~  
922

923 **Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP-  
924 103, is to be actively sought out throughout the development, amendment, and implementation of the  
925 Comprehensive Plan. The Plan, and various iterations before final adoption, are posted online in order  
926 to be accessible to the public, and active outreach efforts during plan updates seek to reach a wide  
927 range of County residents. However, such a lengthy document with many complex regulatory  
928 requirements can be difficult to navigate and understand. To make the Comprehensive Plan and  
929 relevant sections in King County Code Title 20 more reader-friendly and accessible to a wider  
930 audience, redundancies and excess detail should be minimized. This workplan item will initiate the  
931 process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20 over  
932 the next several years, with the goal of becoming shorter, easier to understand, and more accessible to  
933 the general public. This review will consider: removal of text or policies that are redundant and/or  
934 repetitive within the plan; removal of text or policies that are redundant to other existing plans and  
935 policy documents; removal of outdated text or policies; removal of text or policies that are at a level of  
936 detail that is more appropriate for functional plans, implementation plans, development regulations,  
937 etc.; increasing readability and conciseness; clarifying the process for amending the plan; and making  
938 the document and sections of the Code more streamlined, user friendly, and accessible for the public.

- 939 • *Timeline:* A streamlined version of the Comprehensive Plan and relevant sections of King  
940 County Code Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be  
941 transmitted to the Council for consideration by June 30, 2022.
- 942 • *Outcomes:* The Executive shall file with the Council an ordinance adopting a streamlined  
943 version of the Comprehensive Plan and associated code changes as part of the Executive's  
944 proposed 2023 Eight-Year Comprehensive Plan update.
- 945 • *Leads:* Office of Performance, Strategy and Budget, in coordination and collaboration with the  
946 Council's Comprehensive Planning lead staff and the Department of Permitting and  
947 Environmental Review.

948 **Action 17: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP 103, is to be  
949 actively sought out throughout the development, amendment, and implementation of the Comprehensive Plan.

Commented [AE30]: New Workplan Action re: direction for next major Comp Plan update scheduled for 2023. Revised language per agreement with the Executive.

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950 The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public,  
951 and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a  
952 lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To  
953 make the Comprehensive Plan and relevant sections King County Code Title 20 more reader-friendly and  
954 accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will  
955 initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20  
956 over the next several years, with the goal of becoming shorter, easier to understand, and accessible to the general  
957 public. This review will include: removal of text or policies that are redundant and/or repetitive within the plan;  
958 removal of text or policies that are redundant to other existing plans and policy documents; removal of outdated  
959 text or policies; removal of text or policies that are at a level of detail that is more appropriate for functional  
960 plans, implementation plans, development regulations, etc.; increasing readability and conciseness; clarifying the  
961 process for amending the plan; and making the document and sections of the Code more streamlined, user  
962 friendly, and accessible for the public.

963 — *Timeline:* A streamlined version of the Comprehensive Plan and relevant sections of King County Code  
964 Title 20, including KCC 20.08, 20.12, 20.18, and 20.88, shall be transmitted to the Council for  
965 consideration by June 30, 2022. In order to demonstrate progress of plan review and to help facilitate  
966 interbranch collaboration on proposed changes prior to transmitting the Executive's proposed  
967 streamlined language, the Executive will provide batches of draft changes to the Comprehensive Plan's  
968 13 elements (12 chapters and the glossary) and draft changes to the relevant sections of the King County  
969 Code to the Council's Comprehensive Planning lead staff. The batches of draft changes will be  
970 provided within the following timelines:

971 — *Batch 1:* relevant sections of KCC Title 20 and four elements in 2019;

972 — *Batch 2:* four elements in 2020, and

973 — *Batch 3:* five elements in 2021.

974 — *Outcomes:* The Executive shall file with the Council an ordinance adopting a streamlined version of the  
975 Comprehensive Plan and associated code changes as part of the Executive's proposed 2023 Eight Year  
976 Comprehensive Plan update. Draft versions of the proposed changes will be provided to the Council's  
977 Comprehensive Planning lead staff in advance of transmittal.

978 — *Leads:* Office of Performance, Strategy and Budget, in coordination with the Council's Comprehensive  
979 Planning lead staff.

980  
981 **Action 18: Unincorporated Area Services Sustainability Plan.** In order to better serve the residents of  
982 unincorporated King County, the Executive anticipates transmitting legislation in 2018 to establish a new  
983 Department of Local Services by January 1, 2019, per Motion 15125. If approved by the Council, it is  
984 anticipated that the Department will be evaluating processes, procedures, and policies to identify areas of  
985 improvement in the delivery of unincorporated services. As part of this evaluation, it is desired that the  
986 Department develop a sustainability plan for unincorporated areas. The purpose of this plan is to reflect the  
987 County's role as the local service provider for its unincorporated areas and identify methods to ensure the

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988 ~~County has the financial resources to be able to provide the necessary and adequate local services to these areas.~~  
989 ~~The plan will include consideration of zoning and land use designation changes to support tax revenue~~  
990 ~~generation, such as increased neighborhood business and/or industrial areas. The plan will also include a~~  
991 ~~timeline for meeting key milestones and outcomes, as well as performance measures.~~

992 ~~— *Timeline:* An Unincorporated Area Services Sustainability Plan and any proposed policy or code~~  
993 ~~changes to implement the recommendations in the report shall be transmitted to the Council for~~  
994 ~~consideration by June 30, 2019.~~

995 ~~— *Outcomes:* The Executive shall file with the Council the Unincorporated Area Services Sustainability~~  
996 ~~Plan, which shall include identification of any recommended amendments to the King County Code~~  
997 ~~and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting~~  
998 ~~updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report.~~

999 ~~— *Leads:* Department of Local Services (if established) and Office of Performance, Strategy and Budget.~~

Commented [AE31]: Proposed Workplan item removed per agreement with Executive.

**Actions Related to the Growth Management Planning Council**

1002 The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials  
1003 from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the  
1004 Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and  
1005 serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent  
1006 with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five  
1007 King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full  
1008 King County Council for review and consideration.

1009  
1010 The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive  
1011 Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and  
1012 recommendations. King County will submit these Workplan items to the GMPC for consideration at its first  
1013 meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018.  
1014 ~~With due consideration regarding the outcomes of the work of the Growth Management Planning Council, the~~  
1015 ~~Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an~~  
1016 ~~Annual or Two-Year/Midpoint Comprehensive Plan Amendment prior to the next Eight-Year update.~~

1017  
1018 **Action ((14)) 197: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential**  
1019 **Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide  
1020 Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area  
1021 expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards  
1022 annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and  
1023 Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to  
1024 address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where  
1025 annexation does not appear feasible in the near future. ~~The report shall include review of tax revenue impacts to~~  
1026 ~~the County resulting from annexations, evaluation of requirements regarding annexation of roadways within~~

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Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer ownership to cities. ~~Deadline: December 31, 2019~~

Commented [JC32]: Providing additional direction for the review

Commented [AE33]: Extended deadline to reflect additional scope.

**Action ((15)) 2018: Review the Four-to-One Program.** The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

**Action ((16)) 2019: Buildable Lands Program Methodology Review.** As required by the Growth Management Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

In the Glossary, on page G-2, following the definition for "Applicant" add text as follows:

**Area Zoning and Land Use Study**

An area zoning and land use study is a study that reviews the land use designations and zoning classifications for a specified set of properties. Area zoning and land use studies are focused on a broader set of policies than a subarea study, and do not look at the larger range of issues that a subarea plan would include. Area zoning and land use studies consider specific potential changes to land use or zoning, or both, and analyze such requests based on surrounding land use and zoning, current infrastructure and potential future needs, and consistency with the King County Comprehensive Plan, countywide planning policies, and the growth management act.

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1066 *In the Glossary, starting on page G-4, amend text as follows:*

1067

1068 **Community Service Area Subarea Plan**

1069 With King County's initiation of the subarea planning program, the new plans will be called Community Service  
1070 Area Subarea Plans. These will ~~((be a long range, multi discipline, integrated tools that-))~~ apply the countywide  
1071 goals of the Comprehensive Plan to ~~((a-))~~ smaller geographic areas. Each one of King County's ~~((seven))~~ six Rural  
1072 Area CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA  
1073 Subarea Plan. CSA Subarea Plans focus on land use issues in the smaller geographies, as well as community  
1074 identified implementation activities while recognizing the parameters of County funding and revenue  
1075 sources ~~((are comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan~~  
1076 ~~Profile applies to an entire CSA geography and includes broad goals and policies, CSA demographics, major~~  
1077 ~~land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted~~  
1078 ~~area of a CSA such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or~~  
1079 ~~analysis than a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or~~  
1080 ~~the environment)). These plans implement and are consistent with the Comprehensive Plan's policies ~~((,))~~ and  
1081 development regulations ~~((, and Land Use Map)).~~~~

1082

1083

1084

1085 *In the Glossary, on page G-20, following the definition for "Public Benefit Rating*  
1086 *System (PBRs)" add text as follows:*

1087

1088 **Public Review Draft**

1089 A Public Review Draft is a draft of executive proposed Comprehensive Plan amendments, including proposed  
1090 Community Service Area subarea plans, made available to the public for review and comment. A Public Review  
1091 Drafts is published prior to transmittal of proposed Comprehensive Plan amendments to the council so as to  
1092 provide the public an opportunity to record comments before the executive finalizes the recommended  
1093 amendments.

1094

1095 *In the Glossary, on page G-26, amend text as follows:*

1096

1097 **Subarea ((Planning)) Plans**

1098 ~~((This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area.~~  
1099 ~~Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to~~  
1100 ~~implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's~~  
1101 ~~policies, development regulations, and Land Use Map.)) A subarea plans is detailed local land use plan that  
1102 implements, is consistent with, and is an element of the Comprehensive Plan containing specific policies,  
1103 guidelines and criteria adopted by the council to guide development and capital improvement decisions within~~

Attachment A to Proposed Ordinance 2018-~~XXX~~0153

104 specific subareas of the county. Subareas are distinct communities, specific geographic areas or other types of  
105 districts having unified interests or similar characteristics within the county. Subarea plans may include:  
106 community plans, ~~community service area subarea plans, and potential annexation area subarea plans,~~  
107 neighborhood plans, basin plans, and plans addressing multiple areas having common interests. The  
108 relationship between the 1994 King County Comprehensive Plan and subarea plans is established by K.C.C.  
109 20.12.015.

111 **Subarea Study**

112 A subarea study is a study that is required by a policy in the Comprehensive Plan to evaluate a proposed land use  
113 change, such as the establishment of new community business centers, adjusting Rural Town boundaries, or  
114 assessing the feasibility of zoning reclassifications in urban unincorporated areas. Subarea studies are focused on  
115 specific areas of the County, but do not look at the larger range of issues that a subarea plan would include.  
116 Subarea studies are separate from area zoning and land use studies defined in K.C.C 20.08.030. The  
117 Comprehensive Plan policies and accompanying text shall guide the scope and content of the subarea study.

Commented [AE34]: Remove Potential Annexation Area plans – they are part of Community Service Area plans.

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**King County**

**2018 Amendment to the  
Vashon-Maury Island Community Service Area  
Subarea Plan**

~~Office of Performance, Strategy and Budget~~

~~March 1~~ June 26 September 12, 2018

26  
27 *In Chapter 11 Implementation, starting on page 89, amend text of workplan as*  
28 *follows:*

29  
30 **VMI CSA Workplan Action 1: P-suffix Conditions**

31 During community outreach and development of the subarea plan, the need to update property  
32 specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-  
33 P2B and VS-P29, which apply to specific parcels within the Vashon Rural Town, were  
34 reviewed during plan development and the Executive's transmitted 2017 subarea plan  
35 included proposed changes to these two conditions. Council review of the proposed changes  
36 to the conditions identified several policy issues in need of further review and potential  
37 refinement. Additionally, the Council identified the need to comprehensively review all of  
38 the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes  
39 to VS-P28 and VS-P29 will not be adopted in 2017.

40  
41 Instead, this Workplan action item directs an Interbranch Team to comprehensively review,  
42 and propose updates as appropriate, all p-suffix conditions and special district overlays for  
43 Vashon-Maury Island. This review will include: 1) review of the legislative history and  
44 current status of each existing p-suffix condition and special district overlay and evaluation of  
45 its consistency with the Vashon-Maury island subarea plan as adopted by the County, as well  
46 as other adopted laws, rules and policies, 2) evaluation of any changes needed to  
47 accommodate farmer's markets within the Rural Town, and 3) updates to conditions for  
48 marijuana uses to reflect consistency with other unincorporated areas of King County and  
49 taking into consideration the marijuana industry studies underway by the Executive required  
50 by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and  
51 any proposed changes shall include community outreach to be completed by the Executive.  
52 This outreach shall specifically include notification the property owners impacted by the  
53 current p-suffix conditions and special district overlays and any proposed changes – both to  
54 the property owners of conditioned parcels and adjacent property owners.

55

**Attachment B to Proposed Ordinance 2018-~~XXX015~~**

- 56 • *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed  
57 ordinance to implement the recommendations in report shall be transmitted to the  
58 Council for consideration by ~~((December 31, 2018))~~ June 30, 2021~~2~~.  
59
- 60 • *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the  
61 Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include  
62 identification of recommended amendments to the p-suffix conditions and special  
63 district overlays. The Executive shall also file with the Council an ordinance adopting  
64 updates to the p-suffix conditions and special district overlays as recommended in the  
65 Report.  
66
- 67 • *Lead:* The Department of Permitting and Environmental Review shall lead an  
68 Interbranch Team including the Office of Performance, Strategy and Budget, Council  
69 staff, and the Prosecuting Attorney's office. Other departments may need to participate  
70 depending on the requirement of the p-suffix condition and special district overlay  
71 requirements. Executive staff shall update and coordinate with the Councilmember  
72 office(s) representi-g Vashon-Maury Island throughout the community planning  
73 process.  
74

Commented [JC1]: Transmittal included "June 30, 2021" as the new proposed deadline. However, "2022" was the year intended by the Executive, as this will allow the work called for in this item to occur while other subarea plan development is paused. Edit here reflects that intent.