



**King County**

**ADDENDUM**

**to Existing Environmental Documents**

**for the 2016 Amendments to**

**the King County Comprehensive Plan**

**Office of Performance, Strategy and Budget**

**November 4, 2016**

## **Prepared in Compliance with**

The Washington State Environmental Policy Act of 1971  
Chapter 43.21C, Revised Code of Washington  
Chapter 197-11, Washington Administrative Code  
Revised SEPA Guidelines, Effective April 4, 1984  
And  
King County Code Chapter 20.44

November 4, 2016

Responsible Official:  
Ivan Miller, AICP  
Office of Performance, Strategy and Budget  
401 Fifth Avenue, Suite 810  
Seattle, WA 98104

## Table of Contents

Fact Sheet .....	5
Overview of the Environmental Review Process .....	1
Environmental Review of Amendments Included in Council Action .....	3
Summary of Proposal .....	3
Individual Chapter Amendments .....	3
1. Front Material – Table of Contents, Executive Summary, General Changes.....	3
2. Introduction Chapter.....	4
3. Chapter 1: Regional Growth Management Planning.....	5
4. Chapter 2: Urban Communities.....	6
5. Chapter 3: Rural Areas and Natural Resource Lands.....	8
6. Chapter 4: Housing and Human Services.....	11
7. Chapter 5: Environment .....	13
8. Chapter 6: Shorelines (minimal technical updates).....	15
9. Chapter 7: Parks, Open Space and Cultural Resources .....	16
10. Chapter 8: Transportation.....	17
11. Chapter 9: Services, Facilities and Utilities.....	19
12. Chapter 10: Economic Development.....	21
13. Chapter 11: Community Service Area Planning .....	23
14. Chapter 12: Implementation, Amendments and Evaluation.....	24
15. Glossary.....	25
Map Amendments Affecting the Urban Growth Area Boundary.....	26
1. East Cougar Mountain Map Amendment.....	26
2. King County Road Rights-of-Way Map Amendment.....	27
Map Amendments Not Affecting the Urban Growth Area Boundary.....	27
1. Fairwood A Map Amendment.....	27
2. Federal Way Map Amendment.....	28
3. Allison Docket Request (Preston) Map Amendment .....	29
4. Taylor Mountain Map Amendment.....	30
5. Tall Chief Map Amendment.....	30
6. Vashon #1 Map Amendment.....	31
7. Rainier Ridge Map Amendment.....	31
Other Changes .....	32
1. Adopt Skyway-West Hill Action Plan Addendum.....	32
2. Adopt Code Amendments Related to Comprehensive Plan Policies .....	33

Environmental Review of Amendments Not Included in Council Action .....	34
1. Allowing institutions of higher education in the rural area .....	34
2. Removing prohibition on new Fully Contained Communities .....	36
3. Removing rural limits to provide products and services for nearby residents.....	37
4. Remove encouragement to prioritize public spending in the urban growth area .....	38
5. Allowing Sammamish Valley Area Study amendments in the annual cycle .....	38
6. Revising growth targets definition in Appendix D.....	39
7. Potential revision to Local Food Initiative policies .....	40
8. Potential revision to new "subarea study" terminology and process .....	40
9. Potential revisions to "Rural Areas" terminology .....	41
10. Additional technical updates to the appendices.....	41
11. Potential Land Use Amendment to Urban Growth Area near Carnation .....	41
12. Potential changes to Skyway-West Hill Action Plan .....	43
13. Potential P-Suffix Map Amendment for Reserve at Covington Creek.....	43
Appendix A: Distribution List.....	47

## Fact Sheet

Project Title and Description:	Amendments to the King County Comprehensive Plan are being proposed in accordance with the provisions of the Growth Management Act and King County Code Title 20. The 2016 Update includes amendments to the Comprehensive Plan policies and Land Use Map, technical appendices and the development regulations that implement the Plan.
Name and Address of Proponent	Dow Constantine, King County Executive 401 Fifth Avenue, Suite 810 Seattle, WA 98104
Proposed date for implementation	The effective date is established during County Council adoption. Typically, the effective date will be within a month of adoption.
Name and Address of Lead Agency Responsible Officials:	Ivan Miller, AICP Comprehensive Planning Manager Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104 206-263-8297
Contact Persons for Lead Agencies:	Ivan Miller, AICP Comprehensive Planning Manager and SEPA Responsible Official for Comprehensive Planning
List of Permits and Approvals:	Adoption by Metropolitan King County Council
Authors and Principal Contributors:	Ivan Miller, AICP Comprehensive Planning Manager and SEPA Responsible Official for Comprehensive Planning
Date of Issuance:	November 4, 2016
Public Meetings:	A Public Hearing of the Metropolitan King County Council is scheduled for November 28, 2016. Multiple public meetings were held during the update process, as well as public engagement opportunities during County Council review.

Agency Action and  
projected date for  
action:

Adoption by Metropolitan King County Council is scheduled for  
December 5, 2016

Subsequent  
Environmental  
Review:

None

Location of  
Background Data &  
Supporting  
Documents:

Office of Performance, Strategy and Budget  
401 Fifth Avenue, Suite 810  
Seattle, WA 98104

The SEPA Addendum is also available on the King County website  
page devoted to the 2016 Update of the Comprehensive Plan:  
[www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/)

## Overview of the Environmental Review Process

The Growth Management Act, adopted by the Washington State Legislature in 1990, established an overall framework for cooperative and coordinated planning in Washington State. It requires counties and cities to work together to plan for orderly development. In 1994, King County complied with the Growth Management Act through its adoption of Countywide Planning Policies and the King County Comprehensive Plan (Comprehensive Plan or Plan).

The Comprehensive Plan, and its supporting documents, is the long-range guiding policy document for all land use and development regulations in unincorporated King County, and for countywide regional services such as transit, solid waste, wastewater treatment, parks, trails and open space. The function of the Countywide Planning Policies is to provide policy guidance for the orderly development of King County and its cities while the Comprehensive Plan outlines an overall vision for King County and the region. The Comprehensive Plan offers policy direction related to urban land use, rural land use, natural resource lands, housing and human services, the natural environment, shorelines, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, community planning, and implementation.

The Growth Management Act requires that all proposed amendments to a comprehensive plan be considered no more than once a year and that they are considered concurrently so that the cumulative effect of various proposals are considered as one consolidated package. Every ten years the urban growth area must be reviewed for adequate countywide capacity.

Under King County regulations, small routine or technical changes can be made to the Comprehensive Plan every year, but large changes including policy amendments and the urban growth area boundary amendments can be made only once every four years. A major update occurred in 2000. The 2004 update was the second major update and the first mandated review of the capacity of the urban growth area. A third major update was adopted in 2008. A fourth major update was adopted in 2012; this was the statutory update required under the State Growth Management Act. This was also the first update following the adoption of VISION 2040 – the central Puget Sound region's four-county regional growth plan. VISION 2040 contains the Multicounty Planning Policies which, similar to the Countywide Planning Policies, provide policy guidance for the coordinated and orderly development of King County and its cities. Also in 2012, the Countywide Planning Policies were updated to be consistent with the Multicounty Planning Policies.

The 2016 Comprehensive Plan update is a major "four year cycle" update under King County regulations and, given that the state-required statutory update was completed in 2012, it is an "annual amendment," and subject to the rules for annual amendments, under the Growth Management Act. King County's next statutory update is required in 2023.

The State Environmental Policy Act (SEPA), as codified in Chapter 43.21C Revised Code of Washington, and rules as adopted in King County Code Chapter 20.44, guide the environmental review of the amendments to the King County Comprehensive Plan. SEPA is intended to ensure that environmental

values are considered during decision-making by state and local agencies.<sup>1</sup> SEPA procedures require agencies to determine if the proposed project or action will have probable significant adverse environmental impacts.<sup>2</sup>

Updates to Comprehensive Plans are considered a "non-project action" under SEPA. A nonproject action environmental review is prepared for planning decisions that provide the basis for later project review.<sup>3</sup> If the nonproject action is a comprehensive plan or similar proposal that will govern future project development, the probable impacts need to be considered of the future development that would be allowed.<sup>4</sup> The degree of detail in an environmental review must be commensurate with the importance of the environmental impacts.<sup>5</sup>

To comply with the State Environmental Policy Act, in 1994 King County issued environmental impact statements (EISs) for the Countywide Planning Policies and Comprehensive Plan. King County issued addenda to the Comprehensive Plan EIS in 1995, 1996, 1997, and 1998. In 2000 King County issued a Supplemental EIS for the Comprehensive Plan.

Environmental review for the 2004 Comprehensive Plan included review of all existing environmental documents and issuance of an Addendum, which adopted existing environmental documents and assessed the environmental effects associated with the Executive Recommended Plan dated March 1, 2004.

Environmental review for the 2008 review of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2008 and the amendments approved by the King County Council Growth Management and Unincorporated Areas Committee (GMUAC Amendments).

Environmental review for the 2012 update of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2012 (Executive Proposal), the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments), and two items preserved by the County Council in the Public Hearing Notice for when the Plan was considered for adoption by the full Council.

The environmental review for the 2016 update to the Comprehensive Plan assesses the environmental effects associated with the Executive Recommended Plan, dated March 1, 2012 (Executive Proposal) and the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments), dated September 20, 2016, as well as fourteen items preserved by the

---

<sup>1</sup> *State Environmental Policy Act Handbook*. Washington State Department of Ecology. Publication # 98-114. Updated 2003. Page 1.

<sup>2</sup> Washington Administrative Code, 197-11-794, -782, -752, -330

<sup>3</sup> *State Environmental Policy Act Handbook*. Page 46.

<sup>4</sup> *Ibid*. Page 64.

<sup>5</sup> *Ibid*. Page 135.



County Council in the Public Hearing Notice for when the Plan is considered for adoption by the full Council.

In summary, this Addendum provides additional information and analysis about the proposed amendments and does not substantially change the analysis of significant impacts and alternatives in the environmental documents listed in the Determination of Significance and Notice of Adoption of Existing Environmental Documents.

## **Environmental Review of Amendments Included in Council Action**

This section of the environmental review for the 2016 update to the Comprehensive Plan assesses the environmental effects associated with the amendments in the Executive Recommended Plan, dated March 1, 2012 (Executive Proposal) and the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments), dated September 20, 2016. The fourteen preserved items are considered in the subsequent section.

### **Summary of Proposal**

The proposed project is an update of the King County Comprehensive Plan and the review is conducted per the provisions in Chapter 43.21c, Revised Code of Washington and King County Code 20.44. The update includes amendments and additions to the policies of the Comprehensive Plan, and amendments to the Comprehensive Plan Land Use Map, technical appendices and the development regulations and King County Code, which implements the Plan. The impacts associated with the development regulations that are proposed to implement the policy amendments are consistent with the impacts associated with the Comprehensive Plan policy amendments and additions.

There are many technical and formatting changes to the Plan such as capitalization, minor language changes and updated references to population figures, names of documents and websites. Several major sections have been moved to different chapters with no substantive amendments. This analysis considers the effects of those amendments to the Plan that are substantive in nature.

### **Individual Chapter Amendments**

#### **1. Front Material – Table of Contents, Executive Summary, General Changes**

##### Proposal

The following amendments are proposed:

- Inclusion of a new Executive Summary to provide the public an overview of the County's geography, demographics, economy, and land use; to list the Plan's Guiding Principles; to describe what is new in the 2016 Plan; and to describe all of the chapters in the Plan.
- Where appropriate, references to the "Urban Area" or the "Urban Growth Area" are restated as the "Unincorporated Urban Area" when the intent is to apply the policy only to areas where King

County has local government authority, as opposed to policies that provide regional government policy guidance that would apply to both unincorporated areas and cities. Similarly, changes to acknowledge the County's role as both a local and regional government.

- The definition for "Rural Area" is updated to clarify it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties (RA-2.5, RA-5, RA-10, and RA-20). The terminology for "Rural Cities" is also updated to be "Cities in the Rural Area". Where appropriate, references to these terms are updated throughout the plan.
- "Plain-language" readability improvements such as replacement of acronyms with their full names throughout the Plan, removal of inconsistent use of personal voice; updates to map templates; replacing the previous listing of chapters with a full table of contents.
- Current demographic information and technical references to adopted planning documents and terminology are also updated and streamlined throughout the plan, including technical updates to appendices.

### Background

The King County Comprehensive Plan provides a legal framework for guiding regional growth and making decisions about land use in unincorporated King County. Public and private agencies, property owners, developers, community groups and King County staff use the Comprehensive Plan in several ways.

First, the Plan is the framework for other plans and regulations such as subarea plans and the King County Code that govern the location and density of land uses in unincorporated King County. It provides guidance to County officials for decisions on proposals such as zoning changes and developments. It also gives the public direction on the County's position on proposed changes in land use or zoning, environmental regulations, or broader policy issues. The Plan provides a basis for decisions about public spending on facilities and services. And, the Plan presents other agencies, such as cities and special purpose districts, with King County's position on large-scale matters such as annexation, use of resource lands, environmental protection and others.

### Analysis

These are non-substantive changes intended to better organize the material and add clarity for readers of the Comprehensive Plan. The terminology changes clarify existing policy and code without changing any of the statutory framework and authority. These changes are anticipated to have no probable significant adverse environmental impacts.

## **2. Introduction Chapter**

### Proposal

The following amendment is proposed:

- Consolidates the Introduction Chapter into Chapter 1: Regional Growth Management Planning to streamline the Plan and remove redundancy.

### Background

The material in the Introduction Chapter was duplicative of material found in Chapter 1: Regional Growth Management Planning. This chapter essentially functioned as an Executive Summary, although it contained substantive policies that were not found in other chapters. To reduce redundancy, and consolidate policies into a "Planning Framework" section in Chapter 1, the policies were moved and the text consolidated and deleted. Some of the text from this chapter is moved to the Executive Summary as well.

### Analysis

These are non-substantive changes intended to better organize the material and add clarity for readers of the Comprehensive Plan. These changes are anticipated to have no probable significant adverse environmental impacts.

## **3. Chapter 1: Regional Growth Management Planning**

### Proposal

The following amendments are proposed:

- Consolidates the Introduction into Chapter 1 to streamline the Plan and remove redundancy.
- Clarifies that the County shall strive to develop attractive, safe and accessible communities in both urban and rural areas, at appropriate service levels.
- New policy gives direction for participating in regional partnerships, including those related to the Climate Collaborative, and Eastside Rail Corridor.
- Amends Guiding Principles policies to inform more detailed policies in the topical chapters of the Plan, including:
  - Directing the County to seek to ensure that benefits and impacts of County activities are equitably distributed.
  - Reframing the County's goal of preserving and maintaining open space and resource lands from the "economically feasible" lands to the "high-priority" lands.
  - Clarifying that the County will support growth goals consistent with adopted growth targets.
  - Including new Equity and Social Justice text that includes how the Determinants of Equity, disparate outcomes, and Equity Impact Review Tool are used in land use planning and implementing the Plan.
  - Directing that the County will seek to proactively address issues of equity, social, and environmental justice when evaluating and implementing its land use policies.
  - Directing the County to consider inequities and disparities that may be caused by climate change.
  - Moves a "Managing Performance" goal to the Planning Framework, recognizing that this is a means to an outcome, not an outcome in itself.
- Revises text and policies to be consistent with current King County Strategic Plan goals.
- Updates land use map.

## Background

This chapter contains text and policies regarding King County's Planning Framework and Guiding Principles, the Land Use Map, as well as a general information regarding the County and an overview of the Comprehensive Plan. The 2016 Update continues the emphasis on public health and sustainability from the previous plan, and continues to reflect the overall planning framework that stems from the Growth Management Act, Multicounty Planning Policies and Regional Growth Strategy in VISION 2040, and the Countywide Planning Policies. It also comports with the direction in the King County Strategic Plan.

## Analysis

As noted previously, text was consolidated from the Introduction Chapter, and organized into the two substantive sections of this chapter – Planning Framework and Guiding Principles. Amendments continue the focus on the concept of environmental sustainability. In the Planning Framework, policies reflect the County's authority and decision to participate in sub-regional partnerships with cities and other stakeholders; these partnerships focus on transit oriented development, addressing climate change, and other activities that provide beneficial environmental outcomes. Refinements are made to the Guiding Principles to strengthen the County's commitment to Equity and Social Justice, to focus public spending on high-priority open space and resource lands, to plan consistent with adopted regional decisions, and to consider the proportionality of climate change on different populations.

These changes strengthen the County's commitment to planning in manner that minimizes environmental impacts, strengthens regional partnerships and promotes an equal sharing of the benefits and opportunities espoused in the Comprehensive Plan and goals of the Growth Management Act. These changes are anticipated to have no probable significant adverse environmental impacts.

## **4. Chapter 2: Urban Communities**

### Proposal

The following amendments are proposed:

- Moves housing policies into a new chapter, Chapter 4 Housing and Human Services.
- Strengthens Equity and Social Justice considerations in unincorporated urban areas.
- Clarifies that the capacity to accommodate growth in the urban growth area boundary is calculated on a countywide basis, consistent with recent caselaw.
- Includes new support for increasing access to healthy, affordable retail and local foods, as well as the creation of mixed-use food innovation districts, per the County's Local Food Initiative.
- New policy encourages compact communities that transit can serve efficiently and effectively to coordinate with policy language in Chapter 8 Transportation.
- Requires, rather than encourages, the County to promote children's health by supporting urban land uses that compliment programs such as Safe Routes to School.
- Updates growth targets table to reflect areas that have annexed into cities.

- New policy encourages zoning policies and tools that increase density and affordable housing opportunities.
- Encourages County development standards to be of a similar quality to cities affiliated for annexation.
- Encourages and incentivizes Green Building techniques for private development.
- Provides encouragement to allow the creation of local improvement districts and food innovation districts.
- Encourages common facilities in multifamily housing to be smoke-free.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the Eastside Rail Corridor.
- New policy encourages the County to seek authority to impose taxes in unincorporated urban areas consistent with the taxing authorities and rates of cities.
- Encourages increased coordination with cities on a variety of planning topics to incentivize annexations.
- Directs that the County will work with the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.
- Updates the Potential Annexation Areas map and Urban Centers map.

#### Background

With the majority of King County residents living and working in the urban area, this chapter includes policies that guide urban development with the goal of creating healthy, sustainable communities. This chapter contains text and policies regarding development of Urban Communities, as well as planning in the Potential Annexation Areas. A major tenet of the GMA is to target growth in the urban areas and the policies in this chapter seek to better facilitate urban development where infrastructure and facilities exist or can be readily provided. This chapter also draws the connection between urban development and public health.

#### Analysis

The movement of the Housing related policies is discussed subsequently, under Chapter 4. Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions.

Amendments clarify the methodology, consistent with recent caselaw, for how the County assesses countywide capacity for growth inside the urban growth area boundary; this would continue to focus growth into the existing urban area, rather than potentially expanding the urban growth with the attendant impacts on rural areas and natural resource lands, and other environmentally sensitive lands.

Amendments support the County's Local Food Initiative, which supports sustainable farming and expansion of the County's agricultural base; supporting these industries will keep land in farming, with the attendant reduced impacts as compared to subdividing the land into rural- or urban-density

development. Public health and healthy housing related amendments related to safe routes to school and smoke-free housing are included; these could have localized environmental benefits by improving public safety in areas around schools and helping to ensure people are not impacted by second-hand smoke.

Amendments support the focusing of growth into the urban area with a transit-orientation and increased densities; focusing growth into transit-served areas has multiple environmental benefits through potential transportation mode shifts and reduction of overall vehicle miles traveled along with the attendant reduced impacts as compared to increasing rural- or urban-density development in areas not well served by transit.

A number of amendments are included to foster annexation of unincorporated urban areas into cities; under the Growth Management Act, cities are to be the providers of urban services as they have broader taxing mechanisms to support urban levels of development. By focusing growth into cities that can provide higher levels of service, growth is reduced in rural areas and on natural resource lands, and growth may be better served by services such as transit and nonmotorized facilities. Further, public infrastructure and services typically are present or planned for in urban areas, meaning the potential impacts of extending infrastructure are avoided.

These amendments continue the County's approach to focus growth in the urban area, specifically within cities, and to improve the public health conditions and urban amenities in these areas. Together, these could have beneficial environmental outcomes by limiting growth in rural areas and on resource lands, focusing growth in areas that can be better served by services and facilities, and improving health conditions in urban areas and housing. These changes are anticipated to have no probable significant adverse environmental impacts.

## **5. Chapter 3: Rural Areas and Natural Resource Lands**

### Proposal

The following amendments are proposed:

- Strengthens Equity and Social Justice considerations in rural and natural resource areas.
- Encourages a broad range of public engagement.
- Clarifies that encouraged uses in the rural area should not include primarily urban-serving facilities.
- Encourages protection of pollinators in pest management strategies.
- Amends policies related to the Transfer of Development Rights (TDR) Program to: require a study for use of TDR receiving densities in formal subdivisions; allow TDR amenity funding in unincorporated urban areas; and clarify TDR sending site allocations consistent with the current code.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design principles, consistent with the County's National Pollutant Discharge Elimination System permit requirements.

- Encourages Green Building codes for private development.
- Integration of the King County Strategic Climate Action Plan goals in lead-in text.
- Further recognizes the role of home-based businesses and tourism in the rural area.
- Provides further support for Farmers Markets and increasing access to healthy, affordable local food. Also encourages building a more sustainable and resilient local food system, supportive of the Local Food Initiative.
- Supports improving drainage and the availability and efficiency of water for agriculture.
- Support for low-income farmer access to available land, representation in decision-making.
- New policy requires the County to promote children’s health by supporting rural land uses that compliment programs such as Safe Routes to School.
- New policies encourage agricultural and agricultural-supportive activities, as well as Best Management Practices and other sustainable farming methods, on land where the County has financial investments.
- Maintains requirement for a watershed-level planning effort to identify future projects in Agricultural Production Districts while protecting the viability of farming. New text and policy also reflects the work of the Snoqualmie Valley watershed planning effort that is ongoing.
- Supports mining policies and practices that minimize conflicts with neighboring land uses and mitigate environmental impacts.
- Directs consideration of climate change impacts from coal mined for energy production, and review of regional transportation impacts related to oil, gas and coal.
- Encourages state and federal review of proposals for underground mining, oil and gas extraction consider regional impacts from transport and assessment of climate change impacts from end-use.
- Updates Agriculture and Forest Lands map and Mineral Resources map.

### Background

King County’s rural area and natural resource lands are crucial for sustaining quality of life for county residents into the future. Protecting a rural way-of-life in King County is a major thrust of the Comprehensive Plan in compliance with the Growth Management Act. This chapter delineates the County’s approach to conserving rural areas and natural resource lands, supporting rural communities and their heritage, and supporting the agriculture, forestry, and mining economies. This chapter focuses on protecting these assets from urban development, promoting sustainable economic development and supporting rural communities. This chapter contains text and policies regarding the role and characteristics of the Rural Area, Rural Designation, Rural Densities and Development, Rural Public Facilities and Services, Rural Commercial Centers as well as natural resource lands including farms, forests and mining.

### Analysis

The proposed update carries forward the existing residential densities and development provisions in the existing Comprehensive Plan. Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically

disadvantaged communities that may have the greatest opportunity to benefit from planning decisions.

Existing policies are duplicated in additional chapters, for greater internal consistency and clarity, expressing the intent that urban-serving facilities should primarily be located within the urban growth area; this is consistent with the Growth Management Act and is intended to limit urban development in rural areas and on natural resource lands in order to avoid the attendant environmental impacts. Amendment to add protection of pollinators to the County's pest management strategies; this will have the environmental benefit of protecting these important species. Updates to the Transfer of Development Rights policies to limit and focus their use in urban areas and supportive healthy urban environments with commensurate amenities.

A number of amendments update the Comprehensive Plan to reflect adopted County programs, such as the required National Pollutant Discharge Elimination System permit requirements for Low Impact Development, encouraging the use of Green Building techniques in private development, and integration of the County's Strategic Climate Action Plan; these programs are all designed to reduce environmental impacts.

Public health and healthy housing related amendments related to safe routes to school and healthy environments in the areas around schools; this could have localized environmental benefits by improving public safety in areas around schools.

A suite of policies are added to support farming and natural resource lands, including drainage improvements and access to land for new farmers; by protecting and supporting these industries, development pressures are reduced and growth is focused into the urban area. Related, new text and policy also reflects the work of the Snoqualmie Valley watershed planning effort to better balance farming with fisheries, in the context of a negotiated solution to balancing these issues.

Amendments to mining policies to increase consideration of environmental impacts, considering climate change impacts from coal mining, and considering the regional environmental impacts related to oil, gas and coal transport.

These amendments continue the County's approach to support sustainable rural development, to support natural resource lands and industries through programs and practices, to support green building and environmentally sensitive land use practices, to address climate change impacts. These changes are anticipated to have no probable significant adverse environmental impacts and are instead likely to result in more beneficial environmental outcomes.



## 6. Chapter 4: Housing and Human Services

### Proposal

The following amendments are proposed:

- Creation of a new chapter that addresses King County's regional role in promoting housing choice and opportunity, as well as regional health and human services.
- Strengthens Equity and Social Justice considerations in how we support the housing needs of and the health and human services offerings for County residents, and clarifies of the range of particularly vulnerable communities.
- Moves housing policies from Chapter 2 Urban Communities into Chapter 4, which causes most of the housing policies to now apply to both urban and rural unincorporated King County, rather than just in urban areas.
- New policy encourages regional efforts related to tenant protections.
- Encourages a wide range of housing options throughout the county, including the preservation of current and development of new affordable housing.
- Supports housing stability, and a new policy directs work to reduce and prevent displacement of very low to moderate income households from transit oriented locations.
- Encourages coordinating regional affordable housing funding, resources, and programs and provides linkages to targets adopted in the Countywide Planning Policies (CPPs).
- New text and policy supports regional work to develop a affordable housing plan to meet housing needs
- Strengthens housing linkages with transportation, particularly in aligning affordable housing and transit.
- Adds mandatory programs to the list of housing tools for the County to use in its role as a regional convener and administrator.
- Encourages micro-housing and other types of affordable, high-density housing.
- Responds to the region's homelessness crisis and supports the King County All Home Plan.
- Requires Green Building standards for affordable housing.
- Clarifies surplus property policy to support affordable housing.
- Incorporates goals for healthy communities and healthy housing, including addressing smoke-free housing, lead poisoning and gun violence.
- Identifies the County's efforts to define, build, sustain and coordinate regional human service-delivery systems.
- Emphasizes services and opportunities that are prevention-focused, strengthen resilience and may reduce needs for costlier, acute care or crisis interventions.
- Provides direction to lead and support place-based initiatives.
- Addresses the social determinants of health and the built environment.
- Provides direction to develop and implement mandated county-wide specialty systems.

- Identifies improvements for participation in program development and delivery by residents living in communities with disproportionate outcomes.

### Background

The availability of adequate and affordable housing has become one of the most pressing issues facing King County today, and this new stand-alone chapter is created to increase the prominence of this topic. This chapter contains text and policies regarding Housing in all geographies of the County, and linkages to the County's Regional Health and Human Services roles and practices.

### Analysis

Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions. This chapter focuses on these issues in more depth, given the critical importance of housing.

Amendments provide policy support for tenant protection programs, and providing a wide-range of housing options to prevent displacement. A suite of amendments are included to support transit-oriented development to focus growth in areas that can be supported by transit with the attendant benefit of supporting affordable housing options. Amendments focus on supportive tools such as mandatory housing programs, micro-housing, housing stability programs, and support for using surplus property for affordable housing.

Public health and healthy housing related amendments related to smoke-free housing, lead poisoning programs and development and design strategies that reduce violence; these could have localized environmental benefits that make denser developments more sustainable and healthy thereby supporting the focusing of growth. Similarly, amendments are made to promote green building standards.

Human services related amendments that increase resident participation in decision-making processes, identifies the County's roles and programs in human-services delivery systems, and expresses the County's emphasis on prevention-focused programs that improve resilience.

As noted above, supporting housing and human services is essential to strengthening communities and these issues are the building blocks for successful implementation of the Growth Management Act's goals of focusing growth into urban areas and supporting these areas with infrastructure and services. The environmental benefits to focusing growth are discussed in the analysis of previous chapters; combined with this analysis, these changes are anticipated to have no probable significant adverse environmental impacts.

## 7. Chapter 5: Environment

### Proposal

The following amendments are proposed:

- New policy directs consideration of environmental and climate justice impacts, including use of the Equity Impact Review Tool to address impacts of climate change.
- Updates policies to be consistent with state laws and regulations, including stormwater management regulations to be consistent with the County's National Pollution Discharge Elimination System permit requirements.
- Reflects updated Puget Sound Partnership Action Agenda.
- Requires, rather than encourages, certain environmental actions related to monitoring, stewarding public lands, integration of habitat considerations in capital projects, and reviewing fish and wildlife surveys and assessments.
- Require the County to take actions to moderate impairments to water quality that are caused by human activities, versus impairments as a whole.
- Memorializes authority to establish a noxious weed board and management program.
- Updates to be consistent with Strategic Climate Action Program, including updating facts about climate change impacts and the targets and strategies of the Strategic Climate Action Program.
- Clarifies County's reporting on greenhouse gas emissions reductions.
- Clarifies County's long term Greenhouse Gas emissions reduction goals.
- New policies reflect commitments towards carbon neutral County government operations.
- Requires development and implementation of an operational "cost of carbon."
- Includes new direction to prepare for the impacts of climate change.
- Supports limits to, and market-based price on, carbon pollution and other Greenhouse Gas emissions.
- Provides stronger direction on lower-impact insecticide and herbicide use.
- Clarifies salmon recovery monitoring requirements.
- Clarifies intent for buffer and vegetation requirements related to habitat protection.
- Updates when alterations and/or mitigation for impacts to wetlands are allowed.
- Encourages collaboration with local and state agencies to identify and reduce pollutants that affect aquatic life or human health in lake and marine waters.
- Encourages evaluation and mitigation, where appropriate, of impacts on groundwater and domestic water supplies.
- Supports collaboration to proactively address failing septic systems, particularly in environmentally sensitive areas.
- New policy addressing creation of a beaver management program.
- New policies direct how to approach flood hazard areas, including exceeding minimum federal standards through the National Flood Insurance Program.

- Requires county planning to incorporate actions that would prepare for and reduce impacts from natural hazards (earthquakes, flooding and landslide risk), including mapping of and sharing information on landslide hazard areas.
- Updates Wildlife Habitat Network and Public Ownership map.

### Background

This chapter reflects the environment in King County that includes a rich and valuable array of land and water resources ranging from marine and freshwater bodies, to highly urbanized areas, to nearly pristine landscapes in the foothills of the Cascades. King County's programs for protecting its environment implement and work in concert with federal and state regulatory structures to protect key elements of the natural environment. Together, King County's environmental programs and the King County code implement the policies in this chapter and ensure that the environment is protected and restored, and that the environmental sustainability goal of the King County Strategic Plan is achieved.

This chapter contains King County's approach to environmental protection, conservation, restoration and sustainability, including text and policies regarding the Natural Environment and Regulatory Context, Climate Change, Air Quality, Land and Water Resources, Geologically Hazardous Areas, and the County's Monitoring and Adaptive Management programs and approach.

### Analysis

The Comprehensive Plan and implementing development regulations supplement state and federal regulations, providing additional protection for natural resources and environmentally sensitive areas. Amendments are made to update existing policies and include new policies to be consistent with state laws and regulations, as well as state environmental plans such as the Puget Sound Action Agenda, as noted in the list above.

Land and water resource management requires coordinated and collaborative efforts between King County departments with oversight and other governmental agencies and regulatory authorities. Biodiversity, upland areas, aquatic resources, fish and wildlife, flood hazard management and hazardous waste management are the major elements of this discipline. Amendments strengthen existing commitments related to environmental monitoring, stewarding public lands, integration of habitat considerations in capital projects, and reviewing fish and wildlife surveys and assessments.

Amendments clarify the county role in certain issue areas, consistent with existing applicable statutes and programs, in the areas of greenhouse gas emissions reporting, establishment of the noxious weed board and program, direction to use lower-impact insecticide and pesticide options, and clarifying the intent behind existing buffer and vegetation requirements in habitat protection projects. New policy addressing the creation of a beaver management program, and updates related to landslide hazard mapping and sharing the information with the public to minimize development in landslide-prone areas.

The effects of climate change require that King County continue to provide leadership and collaborate with federal and state agencies and other governments to raise awareness about climate change impacts, evaluate and plan for potential impacts caused by climate change and educate its citizens. A suite of amendments are made related to climate change, and the County's Strategic Climate Action

Plan, including a commitment towards "carbon neutral" County government operations, development of an operational "cost of carbon" program, efforts to prepare for climate change through the County's resiliency and recovery programs, and direction to consider climate justice issues as part of the goal to address equity and social justice.

Amendments clarifying how wetland impacts are managed and encouraging collaboration to identify and reduce pollutants that affect aquatic and human health. Amendments supporting collaboration to address failing septic systems, particularly in environmentally sensitive areas and directing flood hazard planning and retaining commitments to exceed minimum federal standards.

An important component of any environmental protection system is implementation of monitoring and adaptive management strategies to provide the framework to track changes in the natural and built environment. Tracking such changes, collaboratively with other affected agencies, provides essential data in creating a quantitative approach of adaptive management. Amendments encourage and expand upon existing County monitoring and adaptive management programs.

As noted above, King County has extensive existing programs and the amendments refine the County approach or fill gaps to address new issues and preserve natural systems. These changes are anticipated to have no probable significant adverse environmental impacts and are instead likely to result in more beneficial environmental outcomes.

## **8. Chapter 6: Shorelines (minimal technical updates)**

### Proposal

The following amendments are proposed:

- Non-substantive technical updates and clean-up.
- Updates Shorelines of the State map.

### Background

Shorelines require particular focus and management given both their immense value and fragility. To address this key resource, the Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the Shoreline Management Act is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." King County adopted its first Shoreline Master Program in 1977.

In November, 2010, King County approved an update to the Shoreline Master Program and it the shoreline policies were included in the Comprehensive Plan in 2012. Under the Shoreline Management Act, the Shoreline Master Program must be approved by the Washington Department of Ecology before it takes effect. In September 2012, Ecology conditionally approved the November 2010 Shoreline Master Program, but has required King County to amend some policies and shoreline regulations to bring the Shoreline Master Program into compliance with the Shoreline Management Act. The 2012 amendments adopted those required changes and approval from Ecology was issued in 2015.

This chapter contains text and policies regarding the Shoreline Jurisdiction, Shoreline Policy Goals, Shoreline Element Policy Goals, Shoreline Plan Relationship to Other Laws, Shoreline Environment Designations, Shoreline Environment Protection Policies, Shoreline Use and Shoreline Modification and Shoreline Administrative Policies.

#### Analysis

There are no substantive changes to this chapter, only minor technical changes such as spelling out acronyms, fixing punctuation, and updating the map and chapter stylesheet to match other updates to the plan as a whole. Given the minor technical nature of these changes, they are anticipated to have no probable significant adverse environmental impacts.

## **9. Chapter 7: Parks, Open Space and Cultural Resources**

#### Proposal

The following amendments are proposed:

- Strengthens Equity and Social Justice considerations in parks and open space planning and facilities, and maintains commitment to consider equity in the open space system to help in the reduction of health disparities.
- Supports public-private funding opportunities for trail development and maintenance.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the Eastside Rail Corridor, and new policy acknowledges the diverse roles of multi-use sites.
- New policy encourages the County to develop management plans for open space sites.
- New policy requires use of integrated pest management principles.
- New policies direct additional public participation and engagement.
- Updates King County's Open Space System map.

#### Background

Protecting and enhancing King County's environment and quality of life through the stewardship and enhancement of its open space system of parks, trails, natural areas and working resource lands, along with its valued cultural resources, continues to be the central focus of this chapter. This chapter addresses King County's approach to conserving and maintaining its expansive open space system, which includes numerous local and regional parks, and trails, and its cultural resources and historic properties. This chapter contains text and policies regarding the County's Parks, Recreation and Open Space System, as well as Cultural Resources.

#### Analysis

Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions. In the context of this chapter, the focus is on the reduction of public health disparities.

Amendments support public-private funding opportunities; this is intended to strengthen the overall parks program and improve overall programming while still ensuring public access. Amendments reflecting county goals for the Eastside Rail Corridor and management of other multi-use sites. Amendments encourage the County to development management plans for open space sites. An amendment requires the County to use integrated pest management principles, similar to the previous discussion under Chapter 5.

The focus of these amendments is to strengthen, and increase access to, the County's parks program and resources. The components of this system contribute to the physical, mental and emotional well-being of County residents and comport with Growth Management goals to enhance recreational opportunities and increase access to parks and recreation. These changes are anticipated to have no probable significant adverse environmental impacts.

## **10. Chapter 8: Transportation**

### Proposal

The following amendments are proposed:

- Strengthens Equity and Social Justice considerations in transportation planning, services and facilities, including consideration of equity impacts and benefits.
- New policies address role of strategic plans for the Marine Division, Roads Services Division, Metro Transit Division and King County International Airport.
- Clarifies framework for roadway investments and closures, consistent with the Strategic Plan for Road Services.
- New policy provides guidance for operations, services, and facilities at the King County International Airport.
- Clarifies emergency management planning and roles, consistent with the County's Comprehensive Emergency Management Plan.
- New policy supports alternative service options for areas not well suited to fixed route transit.
- New policy directs refinements to the concurrency management methodology.
- Clarifies regional and local active transportation infrastructure (including bicycle and pedestrian facilities) planning efforts.
- New policies direct considerations and goals for providing passenger-only ferry service.
- Encourages use of low-carbon fuels, zero-emission technologies, and strategies to reduce Greenhouse Gas emissions from County fleets, vessels and off-road vehicles.
- Reflects recommendations from Bridges and Roads Task Force to pursue new funding sources for transportation system investments, and that those sources should not be regressive.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the Eastside Rail Corridor.

- New policy encourages working with partners to address truck parking in high-demand locations while being supportive of greenhouse gas reducing technologies.
- Technical updates to the transportation appendices. This includes minor updates and technical corrections to the arterial functional classification of county roads; technical updates to the inventory of air, water, and land transportation facilities and services; a new traffic forecast through 2031 based on the Puget Sound Regional Council's regional travel demand forecasting model; and an updated Transportation Needs Report that serves as the long term, unconstrained capital needs list for county roads and bridges.

### Background

This chapter sets the policy framework that guides efficient provision of vital transportation infrastructure and services that support a vibrant economy, thriving communities, and the County's participation in critical regional transportation issues. The chapter reflects the goals of the King County Strategic Plan and the priorities established in the strategic plans for public transportation and road services. It also reflects the County's continuing transition to becoming a road service provider for a primarily rural road system, and speaks to the challenges of providing transportation services and infrastructure in a time of growing need and severely constrained financial resources.

This chapter contains text and policies regarding Creating an Integrated, Sustainable, and Safe Transportation System that Enhances Quality of Life, Providing Services and Infrastructure that Support the County Land Use Vision, Ensuring Effective Management and Efficient Operations, Financing Services and Facilities that Meet Local and Regional Goals, and Coordination and Public Outreach.

### Analysis

Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions.

A number of amendments reflect existing adopted County plans and programs, such as the Ferry District, Roads Services, the King County International Airport, and the Emergency Management Plan; these changes create greater internal consistency among County plans and programs.

Amendments support alternative transit service options for areas not well suited to fixed route transit; this supports the implementation of tailored programs that increase alternatives to driving alone. Amendments are made to the transportation concurrency policy, and the nonmotorized planning policies, to harmonize the policy direction with updates to the programs. Amendments express support for a strong passenger-only ferry program. A number of amendments refine policies to align with emission reduction goals, low carbon fuels and other technologies that reduce greenhouse gas emissions.

A number of amendments are made to policies to reflect current funding issues, and reflecting the outcomes of public processes to pursue new funding sources that are not regressive (i.e., have a



disproportionate impact on lower-income populations). Amendment included to address truck parking in an environmentally responsible manner.

The transportation policies promote an integrated, multimodal transportation system that provides mobility options for a wide range of users, including historically disadvantaged populations. The policies also emphasize safety, options for healthful transportation choices, and support for greenhouse gas emissions reduction goals. The amendments noted above continue to focus on maintaining and preserving existing services and infrastructure, implementing clear service priorities and guidelines, using transportation resources wisely and efficiently, and developing sustainable funding sources to support the level of services needed by communities. These changes are anticipated to have no probable significant adverse environmental impacts.

## **11. Chapter 9: Services, Facilities and Utilities**

### Proposal

The following amendments are proposed:

- Relocates housing and human services text policies to Chapter 4 Housing and Human Services.
- Strengthens Equity and Social Justice considerations in County planning, services and facilities, including encouraging addressing historic inequities, requiring translation processes, and directing utilization of the Equity Impact Review Tool.
- Clarifies roles of the County as both a regional and local service provider, as well as local roles of other jurisdictions and special purpose districts.
- Strengthens connections to and consistency with the Growth Management Act in the provision of services, including supporting consistency with policies regarding limiting the siting of schools in rural areas, and clarifying when sewer service is allowed in the rural area or on natural resource lands.
- Encourages community service providers to share facilities for public use.
- Supports County facilitation of renewable energy production and usage.
- New policies direct planning for County facilities and the development of the Real Property Asset Management Plan.
- Reflects Strategic Climate Action Plan goals, including encouraging net-zero Greenhouse Gas emissions associated with new residential and commercial buildings, as well as in new County capital construction projects, by 2030.
- New policies reflect commitments towards carbon neutral County government operations.
- Updates LEED (i.e., green building standard) certification requirements for County capital facilities, consistent with the current King County Code.
- Requires water efficiency and conservation, reduced water consumption, and regenerative and net positive resources in County buildings and operations.
- Clarifies responsibilities for connections for public water systems.

- Updates solid waste goals, including waste reduction, increased recycling, maximizing system efficiencies, and energy recovery.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design principles, consistent with the County's NPDES permit requirements.
- Supports collaboration to proactively address failing septic systems, particularly in environmentally sensitive areas.
- Directs increasing use of Greenhouse Gas reducing fuels, all-electric battery buses, and carbon offsets and other environmental attributes for purchase.
- Clarifies energy considerations and life-cycle costs in procurement decisions.
- Encourages that hydropower projects not be located within a Protected Area as designated by the Northwest Power and Conservation Council.
- New policies address risks and impacts of oil-by-rail transport.

### Background

King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, regional human services, and solid waste management. Local services provided to citizens of unincorporated urban and rural King County include police, building permits, and health and human services. As annexations and incorporations of unincorporated urban areas continue, King County government will focus more on its role as the provider of regional services and protector of the County's rural area and natural resource lands.

Service provision in King County reflects different service levels within the urban growth area and in the rural area. The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs.

The provision of services, facilities and utilities should be concentrated in areas of density and at levels that can support existing and future demand. This chapter addresses how such crucial infrastructure should be developed. This chapter contains text and policies regarding Regional Services, Facilities and Services, and Energy and Telecommunications.

### Analysis

Existing policies related to housing and human services in this chapter are relocated to Chapter 4. Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions. This includes encouraging service providers to share facilities for public usage, given the lack of meeting locations in some areas of the County, differential rate structures and access to technology.

Amendments in this chapter strengthen linkages to the Growth Management Act requirements, such that service provision is consistent with land use policies and the focusing of growth into urban areas and cities; the benefits of this land use approach are discussed previously under the chapter above.

Amendments also more fully discuss the role of special purpose districts, consistent with adopted policy.

Environmental amendments include policy support for renewable energy production and usage, incorporating facility- and service-related aspects of the Strategic Climate Action Plan and related Green Building goals for public and private construction, and a commitment towards carbon neutral County government operations and use of transportation sector technologies that reduce climate impacts. Amendments direct the use of life-cycle costs in procurement; this is a more holistic approach that captures costs and benefits that are not always included in traditional procurement decisions.

Amendments related to the new Stormwater Manual, and proactively addressing failing septic systems; the benefits and impacts are discussed previously under Chapter 5.

Amendments also update the policies to reflect the County's goals in the areas of waste reduction, increased recycling, maximizing system efficiencies, and energy recovery. In the area of energy, amendment to avoid locating power projects in areas designated for protection under federal programs, and policies expressing the County's approach to address risks and impacts of oil-by-rail transports.

These amendments strengthen the linkage of service provision to the goals of the Growth Management Act to focus growth in urban areas and provide urban levels of services in those areas, while at the same time limiting urban levels of services and facilities in the rural area and on natural resource lands to avoid urban levels of development with the attendant environmental impacts. The amendments also increase the consideration of environmental issues in a variety of programs such as stormwater, energy policy, solid waste, and more. These changes are anticipated to have no probable significant adverse environmental impacts and are instead likely to result in more beneficial environmental outcomes.

## **12. Chapter 10: Economic Development**

### Proposal

The following amendments are proposed:

- Strengthens Equity and Social Justice considerations in economic development planning.
- Supports workforce development and skill training, including opportunities for youth.
- Encourages partnerships with other regional organizations.
- Includes the Local Food Initiative in policy considerations, including support for food innovation districts.
- Supports regional and international trade.
- Encourages community based efforts to retain existing small business.
- Supports infrastructure in locations and at a size and scale that is consistent with the Plan.

- Supports adequate and high-quality technology infrastructure to meet demand.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design principles, consistent with the County's National Pollution Discharge Elimination System permit requirements.
- Promotes Green Building practices.
- Updates Rural Economic Strategies text and policy to reflect current RES Plan and practice.

### Background

This chapter supports the County's long-term commitment to a prosperous, diverse, and sustainable economy by promoting public programs and actions that create the foundation for a successful economy whether within the urban growth area or in the rural area. A successful economy is one in which the private, nonprofit, and public sectors can thrive and create jobs compatible with the environment. King County understands that a successful economy contributes to a strong and stable tax base and a high quality of life for all residents. This chapter recognizes businesses and the workforce as customers of an economic development system and supports actions and programs that promote the strength and health of both groups. This chapter contains text and policies regarding Business Development, Workforce Development, Infrastructure Development, Sustainable Development in the Private Sector, and the Rural Economy.

### Analysis

Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions. This includes a number of amendments related to supporting workforce development and skills training programs, support for opportunities for youth employment, and working with community based efforts to retain existing businesses.

Amendments express support for the Local Food Initiative program to support farmers, farmland and access to healthy food; the benefits and impacts of this are discussed under previous chapters.

Similar to noted previously, under Chapter 10, amendments reinforce the linkage between economic development programs and the Growth Management Act. Also, amendments also address green building practices and Low Impact Development; the benefits and impacts of these changes are discussed under previous chapters as well.

Amendments direct stronger implementation of the Rural Economic Strategy, which promotes sustainable and resource-based economic development. As a means to support rural character and natural resource lands, policies recognize the role of Cities in the Rural Area that provide goods and services to rural residents; this is intended to focus growth in these urban areas that are outside of the contiguous urban growth area, rather than in the rural area or on natural resource lands themselves. Recognizing complementary industries are also reflected as part of the amendments.

The policies in this chapter are designed to continue King County's long-term commitment to a prosperous, diverse, sustainable and equitable economy. The amendments continue to do so by promoting public programs and actions that support a successful economy, one in which the private, nonprofit, and public sectors can thrive and create jobs, compatible with the environment, and contributes to a strong and stable tax base and a high quality of life for all residents. The linkage of these programs to the goals of the Growth Management Act reflect a continued commitment to focus growth in urban areas and support these areas with sustainable economic development, while at the same time also supporting levels of development, at appropriate sizes and scales, in rural areas. These changes are anticipated to have no probable significant adverse environmental impacts.

### **13. Chapter 11: Community Service Area Planning**

#### Proposal

The following amendments are proposed:

- Includes text to reflect new Community Service Area subarea planning program.
- Restructures community plan policies to follow the Community Service Area geographies.
- Technical updates and clean-up.

#### Background

King County's community plans (except for the Vashon Town Plan, West Hill, and White Center) 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.

In 2016, King County reinstated its community planning program and the 2016 update reflects the County's approach, geography, and schedule for developing a first round of community plans since the 1990s. Except for areas that have been fully annexed, policies in this chapter are generally retained until such time as the community plan is updated, although they are restructured around the geography of the Community Service Areas program.

#### Analysis

No other significant changes in policy are proposed for the community plan policies included in the 2016 King County Comprehensive Plan update. These changes are anticipated to have no probable significant adverse environmental impacts.

## 14. Chapter 12: Implementation, Amendments and Evaluation

### Proposal

The following amendments are proposed:

- Further integration of Equity and Social Justice principles, including new text on locally unwanted land uses and a new policy calling for consideration of Equity and Social Justice in developing zoning and development regulations and in evaluating land use decisions.
- Removes consideration of a mining site conversion demonstration project as part of the annual Plan update cycle. Also adds allowance for annual amendments resulting from subarea studies that do not require substantive changes to policy language and allows an annual amendment related to wastewater services for a Rural Town.
- Updates Buildable Lands Program text to reflect current methodology.
- Moves the Workplan from the adopting ordinance to Chapter 12 of the Plan. The 2016 Workplan includes the following actions:

### County Actions:

- Initiation of Community Service Area Planning Program as directed by Chapter 11, and transmittal of applicable subarea plans as part of the annual Plan update cycle.
- Development and transmittal of Plan Performance Measures Program.
- Implementation of and reporting on TDR Unincorporated Urban Receiving Area Amenity Funding Pilot Project.
- TDR Program review and annual reporting, including a study of tax revenue impacts, a pilot project and potential program changes to achieve additional policy objectives, and possible performance criteria.
- Review and reporting on 2016 Plan implementation needs.
- Implementation of and reporting on an Alternative Housing Demonstration Project, which will include evaluation of various microhousing models.
- Development code updates for agricultural related uses.
- Review of and reporting on cottage housing regulations.
- Development and transmittal of a Carbon Neutral King County Plan.
- Review and transmittal of King County's Green Building Handbook.
- Review of and reporting on bicycle network planning.
- Update plat ingress/egress requirements.

### Countywide Actions (related to the Growth Management Planning Council):

- Developing a countywide plan to move remaining unincorporated urban Potential Annexation Areas toward annexation.
- Reviewing the Four-to-One Program.
- Reviewing the Buildable Lands Program methodology.

### Background

This chapter describes how the policies should be implemented and monitored, major actions that will occur to implement the plan, the process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle from the four-year cycle, and discusses the role of zoning in the planning process. This chapter contains text and policies regarding comprehensive plan Amendments, Review and Evaluation, Relationship to Other Implementing King County Codes, and the 2016 Comprehensive Plan Workplan.

### Analysis

Similar to noted previously, under Chapter 1, amendments to equity and social justice policies strengthen the County's commitment to consider the impacts and benefits of planning activities on all segments of the population, with a specific focus on historically disadvantaged communities that may have the greatest opportunity to benefit from planning decisions. This includes a new policy to consider equity and social justice in the siting of potentially unwanted land uses.

Amendments to the policy that addresses what is allowed on the annual cycle – the amendments remove the allowance for a mining site conversion demonstration project (i.e., the Reserve Silica Mine) and add an allowance for policy changes related to wastewater services for a Rural Town based on an ongoing subarea study.

A new feature in the 2016 Update is the inclusion of the Workplan into the Plan itself, rather than inclusion in the adoption ordinance. The purpose of including it in the Plan is to make it more available for the public. These actions implement the policies in the Plan and therefore their benefits and impacts are consistent with the analysis of other amendments, as noted previously. These changes are anticipated to have no probable significant adverse environmental impacts.

## **15. Glossary**

### Proposal

The following amendments are proposed:

- New definitions for: Community Service Areas, Community Service Area Plan, Food Innovation District, High Capacity Transit Facilities, and Landslide Hazard Areas.
- Revised definitions for: Cities in the Rural Area, rural area, Rural Zoning, Water Availability, Water Reuse, and Water Supply Availability.

### Background

This chapter contains definitions and frequently used acronyms, although acronyms have mostly been removed from the plan.

### Analysis

The changes to this chapter are technical in nature, and reflect existing County policy, programs and code. Given the minor technical nature of these changes, they are anticipated to have no probable significant adverse environmental impacts.

## **Map Amendments Affecting the Urban Growth Area Boundary**

### **1. East Cougar Mountain Map Amendment**

#### **Proposal**

The proposal amends the urban growth area boundary to re-designate and rezone 24 parcels (totaling 188 acres) from urban to rural to reflect current lack of development, existing lower density, environmental constraints, roadway access constraints, and the unlikelihood of annexation by the City of Issaquah.

#### **Background**

In December 2015, the City of Issaquah requested that the entire East Cougar Mountain Potential Annexation Area be removed from the City, and the properties be rezoned to rural. Following a public meeting, meetings with the City, and discussions with the King County Growth Management Planning Council,<sup>6</sup> the County recommended removal of a portion of the area.

#### **Analysis**

This proposal was previously analyzed as part of Area Zoning and Land Use Study #20, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). The conclusion of the study was that given the complexity of service provision and access, and long-term infrastructure maintenance, King County would remove a portion of the Potential Annexation Area. The affected properties would have their zoning changed to Rural Area 5, and their land use changed to Rural Area.

In September 2016, the King County Growth Management Planning Council adopted Motion 16-1, recommending that the 2012 King County Countywide Planning Policies Urban Growth Boundary Map and the Potential Annexation Areas Map be amended to approve a set of urban growth area boundary changes; this proposal was included in the Motion.

The removal of these properties from the urban growth area, and the City's potential annexation area, will have the effect of limiting development on parcels that are environmentally constrained. These changes are anticipated to have no probable significant adverse environmental impacts and are instead likely to result in more beneficial environmental outcomes.

---

<sup>6</sup> The Growth Management Planning Council is an interjurisdictional body representing King County and the cities within King County, and other parties. The GMPC has a defined role in the Countywide Planning Policies to review and make recommendations on all amendments to the urban growth area boundary.



## **2. King County Road Rights-of-Way Map Amendment**

### Proposal

Three County-owned road segments adjacent to the cities of Covington and Enumclaw are re-designated (urban to rural or vice versa) to reflect responsibilities for future maintenance of the road segments by either the city or County.

### Background

The purpose of these proposed technical adjustments is to facilitate provision of services. In most cases, right-of-way adjacent to a city is proposed to be added to the UGA so that it may eventually be annexed and served by the city. In some cases, the right-of-way is more appropriate to be in the rural area, where it will continue to be serviced by King County. This proposal does not affect any private property. The proposal also does not cause or compel annexation of any land.

### Analysis

This proposal was previously analyzed as part of Area Zoning and Land Use Study #19, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). The conclusion of the study was that this proposal clarifies future annexation boundaries and creates logical future road maintenance responsibilities. Further, these changes are supported by the affected cities. And, as noted in the previous item, the Growth Management Planning Council recommended approval of a set of urban growth area boundary changes; these proposals were included in this recommendation.

Given the minor technical nature of these changes, they are anticipated to have no probable significant adverse environmental impacts.

## **Map Amendments Not Affecting the Urban Growth Area Boundary**

### **1. Fairwood A Map Amendment**

#### Proposal

This proposal amends the land use designation and zoning on four parcels from (Residential) R-6 to R-18, and adds (Property-) P-Suffix conditions for a senior housing facility and/or affordable housing elements.

#### Background

The subject properties total 22.95 acres, are designated Urban Residential, Medium (UM) and the surrounding parcels are a mix of Community Business (CB) and Urban Residential - High (UH). The properties were evaluated for re-designation to a higher density residential land use category, with for the purpose of potential development of a continuing care retirement community.

### Analysis

A continuing care retirement community is defined as “senior citizen assisted housing” in King County Code 21A.06.1062. This type of use is an outright permitted use in the Urban Residential High (UH) land use designation, although not allowed in the existing Urban Residential – Low (UL) category.

This proposal was previously analyzed as part of Area Zoning and Land Use Study #2, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). The conclusion of the study was to rezone only one of the three parcels to allow for development while at the same time protecting surrounding lower-density residential parcels and limiting development on parcels with environmental constraints.

Following release of the Study in the Executive Recommended Plan, a number of meetings were held with the property owners and Council staffs to more fully understand the project. Following these meetings, the County Council recommended that all four parcels be upzoned – three for the continuing care retirement community and one for a multifamily development, with the latter including a mandatory inclusionary affordable housing (Property) P-Suffix development condition.

These parcels are already in the urban area and slated for urban-style development. Allowing additional development on these parcels is supported by the City of Renton, whom are affiliated with this Potential Annexation Area. Site specific impacts will be analyzed in subsequent environmental reviews if and when the property moves into development. County development regulations require setback from the environmental constraints, limiting and potentially avoiding significant impacts. The amendment also includes a Property-Suffix condition with a requirement that a percentage of units be affordable for moderate-income residents.

From a broader policy perspective, allowing additional development on this site focuses growth in urban areas, helps protect rural areas and natural resource lands from development pressure, and raises no significant environmental policy issues.

## **2. Federal Way Map Amendment**

### Proposal

This proposal amends the land use designation and zoning on one parcel from (Residential) R-4 to (Neighborhood Business) NB to allow for mixed use development.

### Background

The parcel is located in the East Federal Way potential annexation area and is adjacent to the City of Federal Way’s boundary. The current comprehensive plan land use designation of the property and surrounding area is Urban Residential – Medium (UM). The UM designation allows residential development at densities ranging from four units per acre up to twelve. The request for mixed-use development would require a re-designation to Neighborhood Business Center and rezone to Neighborhood Business (NB). The Comprehensive Plan policies related to Commercial Land Uses in

the Unincorporated Urban Area and Neighborhood Business Centers are found in Chapter 2, in policies U-164 to U-168.

#### Analysis

This proposal was previously analyzed as part of Area Zoning and Land Use Study #3, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). This parcel is already in the urban area and slated for urban-style development, however, given the traffic volumes at this intersection, residential development could be problematic. The Study concluded that the property complies with the criteria for establishment or expansion of a neighborhood business center in Chapter 2, policy U-167 and others, and recommended the parcel be rezoned.

Allowing additional development is supported by the City of Federal Way, whom are affiliated with this Potential Annexation Area. Site specific impacts will be analyzed in subsequent environmental reviews if and when the property moves into development. From a broader policy perspective, allowing additional development focuses growth in urban areas, helps protect rural areas and natural resource lands from development pressure, and raises no significant environmental policy issues.

### **3. Allison Docket Request (Preston) Map Amendment**

#### Proposal

This proposal removes the Special District Overlay (SDO) on five parcels, and changes the zoning on one parcel from (Rural Area) RA-5/RA-10 split zoning to RA-5.

#### Background

This parcel, along with adjacent parcels and parcels in the surrounding area, have a Floodplain Density Special District Overlay development condition (SDO-230). A floodplain density special district overlay provides the County a means to designate areas that cannot accommodate additional density due to severe flooding problems, and limits development to one home per ten acres. The property owner applied to have this development condition removed, which would allow one additional lot to be built. Since that time, one additional adjoining property was added by the County Council.

#### Analysis

This proposal was previously analyzed as part of Area Zoning and Land Use Study #4, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). This special district overlay was imposed through the 1990 Snoqualmie Valley Community Plan, which imposed the condition on flood, landslide and erosion hazard mapped areas. Since that time, updates to the County's Sensitive Areas Ordinance, the Surface Water Design Manual, and other programs have improved the quality of the analysis to reflect best available science. The conclusion of the Study, and subsequent analysis of the additional parcel, is that the special district overlay is not needed and sensitive area protections are addressed through the other County development regulations. Given this, the change raises no significant environmental policy issues.

## **4. Taylor Mountain Map Amendment**

### Proposal

Eleven County-owned Taylor Mountain Natural Area parcels near Hobart are re-designated and rezoned from (Rural Area) RA-10 to Forest. Adds these parcels to the Forest Production District (FPD).

### Background

This was an internal request to rezone ten entire parcels and a portion of another split zoned parcel within King County Parks' Taylor Mountain Forest from Rural Area 10 to Forest zoning and include those parcels in the Forest Production District.

### Analysis

This proposal was previously analyzed as part of Area Zoning and Land Use Study #19, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). King County owns these parcels and they are proposed to continue to be managed as a working forest site within the King County Park system. This change brings the zoning and land use on these parcels into harmony with other adjoining parcels within the forest, and raises no significant environmental policy issues.

## **5. Tall Chief Map Amendment**

### Proposal

Amends the land use designation and zoning three (Rural Area) RA-10 and RA-5-SO zoned parcels in the Snoqualmie Valley (former Tall Chief golf course) to (Agriculture) A-35 and A-10. Adds the parcels to the Agricultural Production District.

### Background

This is an internal request to rezone the former Tall Chief Golf Course site from rural to agriculture and to add it to the Agriculture Production District. All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35.

The Tall Chief property was a dairy farm until approximately 1950, when it was developed as a golf course and resort. In 2013, a proposal to develop the site into an 18-unit residential subdivision was approved by King County. In response to community concerns about the impact of such a development on the adjacent farms, the farm economy, and the rural character of the valley, King County purchased the property to protect it as a farm and to increase farming in the Snoqualmie Agriculture Production District.

### Analysis

This proposal was previously analyzed as part of Area Zoning and Land Use Study #18, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/). The conclusion of the study was to change the land use and zoning and add these parcels to the Agricultural Production District. The addition of these properties creates additional land for farming, with the attendant

economic, public health, and associated environmental benefits. This amendment raises no significant environmental policy issues.

## **6. Vashon #1 Map Amendment**

### Proposal

Replaces current mobile/manufactured home (Property-) P-Suffix limitation with low-income housing P-Suffix limitation on one parcel within the Vashon Town boundary, in order to allow for a broader range of affordable housing development. A concurrent amendment to the Vashon Town Plan is also included.

### Background

This parcel is the site of a mobile home park on Vashon Island, within the boundaries of the Rural Town. As part of the 1996 Vashon Town plan, a development condition was added to the property that 'development be restricted to mobile homes, manufactured housing units and accessory support structures.' This condition, when established, reflected the desire to protect affordable housing on the island and reflected the use of the site at that time.

### Analysis

This proposal was not included in the Executive Recommended Plan but was considered and recommended in the County Council committee's Striking Amendment. Prior to recommendation, this proposal was discussed with the Vashon Community Service Area Subarea Planning Community Advisory Group and they expressed support for the project. The Council recommendation was to replace the condition with one that allows "Development restricted to housing designated for low income." The zoning on the parcel is Residential 4, well within the limits of the zoning capacity allowed within Rural Towns.

Site specific impacts will be analyzed in subsequent environmental reviews if and when the property moves into development. This language will allow for a broader range of affordable housing development options, and raises no significant environmental policy issues.

## **7. Rainier Ridge Map Amendment**

### Proposal

Refines current (Property-) P-Suffix condition with an updated deadline (December 31, 2017) and no requirement for an Interlocal Agreement.

### Background

This is a Four to One project that was approved in the 2014 Comprehensive Plan update cycle. The King County Four-to-One Program is authorized under the Growth Management Act as an

"innovative land use management technique."<sup>7</sup> Four to One projects<sup>8</sup> are a discretionary way the County can move the urban growth area boundary, and the criteria for this program are structured to mitigate impacts. First, King County evaluates proposals for quality open space and the feasibility of allowing urban development while minimizing impacts and only the highest quality proposals are recommended as amendments to Comprehensive Plan. And, through the Four-to-One Program, King County actively pursues dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan to create a continuous band of open space along the urban growth area boundary and prevent sprawl.

Proposals are evaluated to consider effects on fish and wildlife habitat and networks and habitat for endangered and threatened species; open space connections; wetlands, stream corridors, ground water and water bodies; unique natural, biological, cultural, historical or archeological resources; size of open space dedication and connection to other open space dedications along the urban growth area boundary. New urban land has minimum density requirements to ensure an efficient use of urban land. Meaning, while the program allows for expansion of the urban growth area boundary into the rural area, it creates a significant and permanent public benefit. A Four to One project on these parcels would have environmental impacts; however, the long-term public benefit created by the permanent conservation of open space lands mitigates the impacts.

This amendment makes a minor technical change to the development condition to remove the requirement for an interlocal agreement related to annexation and, instead, simply require that annexation be completed by a specific date, and strengthens the reversion to prior zoning language.

#### Analysis

The approval of the project occurred in 2014 and is not the subject of this amendment. This is minor technical change that raises no significant environmental policy issues.

### **Other Changes**

#### **1. Adopt Skyway-West Hill Action Plan Addendum**

##### Proposal

The proposal is to adopt the Skyway West Hill Action Plan as an addendum to the existing 1994 West Hill Community Plan. The Plan includes detailed projects, priorities, and policies that intend to guide planning for the community.

##### Background

As discussed under Chapter 11 previously, King County restarted its community planning program in 2016. The Skyway-West Hill Action Plan planning was an initial effort that occurred just prior to the

---

<sup>7</sup> Revised Code of Washington 36.70A.090

<sup>8</sup> <http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/4to1.aspx>

new County program. Following a failed annexation vote to the City of Renton, community groups initiated a grassroots community planning effort to revitalize its neighborhoods, local economy, and quality of life of its residents. At the end of 2014, the County Council adopted Motion 14221 which requested the Executive branch to undertake a comprehensive update to the 1991 Community Plan. The intent of this motion was to formalize the County Permitting department's role and provide an avenue to help further structure the community planning discussions. Having the County work collaboratively with the community in an update of the Community Plan was intended to provide the opportunity to develop an appropriate plan that would be desirable to both the County and the local community.

### Analysis

Following over a year of working with community stakeholders, the Skyway-West Hill Action Plan was approved by community stakeholders and submitted to the County<sup>9</sup> for inclusion into the Comprehensive Plan and associated development regulations. While the Skyway-West Hill Action Plan has a different format than what is anticipated for future Community Service Area Plans, as discussed in Chapter 11, it reflects the community's desire that:

The Skyway-West Hill neighborhood and community business center will grow into a vibrant, walkable, ethnically diverse and civically engaged community that involves the collective voice, wisdom and expertise of its resident and business owners in ongoing civic decision-making

The Plan contains a vision statement, planning principles and an implementation matrix that is intended to guide all stakeholders in the implementation of the Skyway-West Hill Action Plan. Entities listed in the plan are not required to implement the plan and, King County in adopting the Plan, does not commit that all of the projects will be implemented as written. That said, it does provide guidance to King County and other stakeholders regarding the stated needs and desires in the community. With this understanding, adoption of the Skyway-West Hill Action Plan raises no significant environmental policy issues.

## **2. Adopt Code Amendments Related to Comprehensive Plan Policies**

### Proposal

Code amendments are proposed for adoption to be consistent with the policy changes noted above. These include removal of outdated code section related to the agricultural lands policy; technical clarifications related to Transferable Development Rights sending sites; and removal of outdated code section related to a review of agricultural land acquisition and land use policies.

---

<sup>9</sup> The Plan was submitted through the Comprehensive Plan Docketing process, which allows residents to make suggestions for changes to the Comprehensive Plan and associated development regulations.  
<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx>

### Background

Consistency is a foundational component of the Growth Management Act, and it is promulgated in a variety of sections of the statute. Elements (or chapters) of the comprehensive plan must consistent with one another,<sup>10</sup> jurisdiction's comprehensive plans must be consistent where there are common borders or related regional issues<sup>11</sup> and, directly related to these amendments, development regulations must be consistent with comprehensive plan policies.<sup>12</sup> Development regulation code amendments that affect land use are recommended to be adopted concurrently with policy changes in the Comprehensive Plan.

### Analysis

These amendments are primarily definitional in nature and reflect policy changes discussed or referenced previously under other chapters related to the Transfer of Development Rights program (Chapter 3) and agricultural policy and program amendments (also Chapter 3). As noted in those analyses, these changes are anticipated to have no probable significant adverse environmental impacts.

## **Environmental Review of Amendments Not Included in Council Action**

This section of the environmental review for the 2016 update to the Comprehensive Plan assesses the potential environmental effects associated with the fourteen items preserved by the County Council in the Public Hearing Notice for when the Plan is considered for adoption by the full Council. These items did not receive a majority vote, were withdrawn prior to voting, or refer to as-of-yet undefined changes to policies, plans or appendices when the Council Committee acted on the Striking Amendment. The subsequent discussion and analysis is intended to inform decision-making, as feasible given the varying levels of specificity, regarding potential impacts and effects should they be adopted in the final Council action.

### **1. Allowing institutions of higher education in the rural area**

#### Background

Since the 2004 Comprehensive Plan update (and potentially before), larger facilities that serve as destinations from throughout the region, such as warehouse-style retail businesses, large retail complexes, stadiums, large churches and colleges have been encouraged to locate in the urban area.<sup>13</sup> The Comprehensive Plan recognized that these facilities require a full range of urban services including transit, substantial parking, and access to arterials and freeways and that these are typically more available in urban areas. It also recognized that land uses have traffic and impervious surface impacts that are inappropriate for the rural area or on natural resource lands. This approach is

---

<sup>10</sup> Revised Code of Washington, 36.70A.070

<sup>11</sup> Revised Code of Washington, 36.70A.100 and .210 (1)

<sup>12</sup> Revised Code of Washington, 36.70A.040 (3) and .130 (1)(d)

<sup>13</sup> 2004 King County Comprehensive Plan, policy R-221



consistent with the Planning Goals<sup>14</sup> of the Growth Management Act to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" and the prefatory findings that development on Rural Lands<sup>15</sup> should enhance the rural sense of community and quality of life.

#### Analysis

This amendment did not receive a majority vote and is not included in the Council's recommended Striking Amendment. The potential amendment<sup>16</sup> reads as follows:

**U-149 New facilities and businesses that draw from throughout the region, such as large retail uses(~~(r)~~) and large public assembly facilities(~~(- and institutions of higher education)~~), should locate in the Urban Growth Area.**

This amendment would not, in itself, allow these facilities to be built in the rural area; it would simply make the County's Plan silent on where institutions of higher education should be located. The Growth Management Act does not require the county to list every use in its Comprehensive Plan that is not allowed in the rural area and the Plan currently lists many but certainly not every use that would not be allowed.

That said, this amendment would reverse a long-standing policy in the Comprehensive Plan in a manner that would be inconsistent with other County policies. Policies in the adopted Plan limit non-residential uses in the rural area to uses that provide convenient local products and services for nearby residents; require location in a Rural Area; support natural resource-based industries; and further notes that these uses shall be sited, sized and landscaped to complement rural character, prevent impacts to the environment and function with rural services including on-site wastewater disposal. An institution of higher education would be challenged to match these policy statements.

Further, following a stakeholder process in 2012 related to the siting of schools in the rural area, countywide agreement was reached that, except for specifically defined exceptions that reflected long-standing issues, schools should be located in cities to reduce transportation and environmental impacts, protect rural character, and to ensure that schools could be served with urban-level utilities and services such as fire protection. This rationale applied to K-12 schools, and would also apply to institutions of higher education.

Also, to fully effectuate this amendment, other potential changes might require allowing for larger roadways to serve this scale of use, revising the allowed impervious surface coverage requirements to provide for the buildings and the associated parking, allowing for increased commercial densities, and potentially allowing for supplementary uses such as structure parking, playfields and gymnasiums. These revised standards would affect habitat, surface water runoff and transportation levels of

---

<sup>14</sup> Revised Code of Washington, 36.70A.020

<sup>15</sup> Revised Code of Washington, 36.70A.011

<sup>16</sup> Revisions are shown using a Legislative Tracking format. New language is underlined and deleted language is shown in strikeout within double parentheses.

services. And, making these changes would like create inconsistencies with the Growth Management Act, which generally would not allow an institution of higher education to be sited in rural areas.

Viewed in the context of the full set of rules and regulations that govern non-residential development in the rural area, numerous revisions would be needed for this amendment to be effectuated, including changes to countywide and regional policies. Absent these other changes, this amendment would not be implementable and there would be no immediate environmental impacts.

## 2. Removing prohibition on new Fully Contained Communities

### Background

Since the 2004 Comprehensive Plan update (and potentially before), the Comprehensive Plan has stated that "...no new fully contained communities shall be approved in King County."<sup>17</sup> This policy recognized that fully contained communities created long-term traffic and impervious surface impacts that are inappropriate for the rural area or on natural resource lands. Similar to the discussion of higher education facilities above, this approach is consistent with the Planning Goals<sup>18</sup> of the Growth Management Act to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" and the prefatory findings that development on Rural Lands<sup>19</sup> should enhance the rural sense of community and quality of life.

### Analysis

This amendment did not receive a majority vote and is not included in the Council's recommended Striking Amendment. The potential amendment reads as follows:

~~((U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.))~~

Similar to the previous amendment, this policy would not, in itself allow for new Fully Contained Communities, but it would remove the prohibition and make the Plan silent on new Fully Contained Communities. This reverses a long-standing policy in the Comprehensive Plan in a manner that would be inconsistent with other countywide and regional policies. For example, the multicounty planning policies in VISION 2040 state "Avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine state and regional growth management goals."<sup>20</sup>

Similar to the analysis on the previous items, addressing other changes that would be needed to effectuate this policy this amendment would not be implementable and there would be no immediate environmental impacts. However, were other changes made to effectuate this policy, the impacts

---

<sup>17</sup> 2004 King County Comprehensive Plan, policy U-105

<sup>18</sup> Revised Code of Washington, 36.70A.020

<sup>19</sup> Revised Code of Washington, 36.70A.011

<sup>20</sup> Multicounty Planning Policy DP-24, VISION 2040. Page 55.

would be similar to those noted in the discussion of allowing higher education facilities in the rural area.

### **3. Removing rural limits to provide products and services for nearby residents**

#### Background

This amendment would change a policy and remove the limitation for noncommercial uses in the rural area to those that provide products and services for only nearby residents. The potential amendment reads as follows:

- R-324 Nonresidential uses in the Rural Area shall be limited to those that:**
- a. Provide convenient local products and services (~~for nearby residents~~);**
  - b. Require location in a Rural Area;**
  - c. Support natural resource-based industries;**
  - d. Provide adaptive reuse of significant historic resources; or**
  - e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area.**

**These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.**

This policy guides decisions related to the siting, scale and design of non-residential uses in the rural area. The currently adopted policy expresses intent that non-residential uses are to be limited to those that provide convenient local products and services for nearby residents, in the context of the other bullets that describe other uses.

#### Analysis

This amendment did not receive a majority vote and is not included in the Council's recommended Striking Amendment. Policy R-324 has not been amended since the 2004 Comprehensive Plan update (and potentially before).<sup>21</sup> This amendment would change the nature of nonresidential development in the rural area to serving people from a larger geography, which in turn would affect the allowed size and scale. Allowing larger non-commercial development in the rural area could affect transportation facilities, habitat, air quality and more.

However, similar to the analysis on the previous items, other changes related to size and scale would be needed to effectuate this policy and, absent these changes, this amendment would have no immediate environmental impacts. However, were other changes made to effectuate this policy, the impacts would be similar to those noted in the discussion of allowing higher education facilities in the rural area.

---

<sup>21</sup> The policy number has changed, however, with other changes in the Plan. In 2004, this was policy R-221

#### **4. Remove encouragement to prioritize public spending in the urban growth area**

##### Background

This policy has been included in the Comprehensive Plan since 2004 (and potentially before).<sup>22</sup> This policy recognizes the role of capital facility planning, consistent with the Growth Management Act's transportation concurrency requirements, to support the focusing of growth in urban areas with service provision. The potential amendment reads as follows:

**~~((F-208 – Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.))~~**

##### Analysis

This amendment did not receive a majority vote and is not included in the Council's recommended Striking Amendment. This amendment would remove the policy in its entirety with an effect of signaling the first step by the County to no longer prioritize public spending in the urban growth area. Viewed in context of the remainder of the Comprehensive Plan, the Growth Management Act, the Countywide Planning Policies and the Multicounty Planning Policies, which all direct growth to be focused in the urban growth area, this would create an inconsistency in the Plan.

Different from the previous three items, this change is directed at budgeting and capital facility funding decisions. This policy discusses "public spending" rather than "county spending" and therefore the impacts are broadened beyond just County decisions, although the timing of other agency's budget decisions would be unclear and changes uncertain. For County budgeting decisions, this change would likely have an effect in the 2019-2020 Biennial Budget. Absent other County-level changes that currently direct growth to the urban area, this amendment could limit the funding of projects, infrastructure and services in unincorporated urban areas at a minimum, reducing the livability of these areas and undermine the goal to focus growth into the urban growth area.

#### **5. Allowing Sammamish Valley Area Study amendments in the annual cycle**

##### Background

This amendment would allow the consideration of changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study as part of the annual Plan update cycle. The study is intended to develop recommendations that will nurture the burgeoning wine and beverage industry in the Sammamish Valley area while improving the interface of the industry with the surrounding communities. The study will include potential policy or code recommendations in the areas of economic development, transportation, land use, and agriculture for the wine and beverage industry in

---

<sup>22</sup> 2004 Comprehensive Plan, F-206

the Sammamish Valley Area, and potentially for other parts of unincorporated King County as appropriate.

#### Analysis

The scope of the amendments that will be included in the Study are not yet known; however, at this time, there are no known recommendations to the move the urban growth area boundary or the Agricultural Production District boundary. Recommendations requiring policy amendments are anticipated to be narrower and therefore eligible for review during an annual comprehensive plan cycle, rather than a major four-year cycle.

This amendment was sponsored by a Councilmember and, in recognition that this amendment might not be necessary, it was withdrawn and is not included in the Council's recommended Striking Amendment. Given the limited information, this amendment does not appear to raise any significant environmental policy issues at this time.

## **6. Revising growth targets definition in Appendix D**

#### Background

This amendment would revise Appendix D: Growth Targets and the Urban Growth Area to express the intention that the growth targets set by the Growth Management Planning Council would refer to a minimum number of housing units and jobs that a jurisdiction will plan for in their comprehensive plan. The potential amendment reads as follows:

**Key factors used in setting the UGA include population forecasts, growth targets, and land capacity. Population forecasts are predictions about future behavior based on past trends. Growth targets are a jurisdiction's policy statement on ~~((how many))~~ the minimum number of net new housing units it intends to accommodate in the future based on population forecasts and the expected size of the average household. Land capacity is derived from an estimate of vacant land plus the redevelopment potential of land already partially developed or underutilized. Discount factors are applied to the estimate of land capacity to account for probable constraints to actually developing the land.**

Growth targets are a countywide adopted agreement that guides local comprehensive plans. Planning for projected growth requires a land use assumption in the comprehensive plan along with sufficient zoned land, housing for the necessary number of units for all economic segments of the population, sufficient capital facilities, sufficient transportation facilities along with a financing plan, and other services to support this level of development. Per VISION 2040 and the Countywide Planning Policies, the land use assumption in the comprehensive plan should be consistent with the current growth target.

#### Analysis

This amendment was withdrawn prior to voting on it, and is not included in the Council's recommended Striking Amendment. Similar to item 4, previously discussed, this amendment relates

to decisions made at the countywide and regional level in countywide and multicounty policies. Making this change in the County's comprehensive plan, absent changes in the other policies, would create an inconsistency in the Plan.

By stating that growth targets are only a minimum and not including the concept that there might be some type of limit (or no limit at all) on how much higher a jurisdiction can plan, this amendment could lead to increased growth in areas that are not currently envisioned for significant growth at the countywide or regional level. This has potential to create a mismatch between facilities, services and infrastructure and levels of development. And, without interjurisdictional agreement on this topic, this amendment could lead to uncoordinated and unplanned growth, inconsistent with the Growth Management Act.

Similar to the analysis on the previous items, other changes would be needed to effectuate this policy and, absent these changes, this amendment would have no immediate environmental impacts. However, were other changes made to effectuate this policy, the impacts would be similar to those noted in the discussion of allowing higher education facilities in the rural area.

## **7. Potential revision to Local Food Initiative policies**

### Background

This potential revision would amend policies related to implementing the Local Food Initiative.

### Analysis

While this potential revision is included in the Public Hearing Notice, the scope of these amendments is completely undefined in any public document, making analysis infeasible. Depending upon the scale and nature of the amendments, additional environmental review could be warranted.

## **8. Potential revision to new "subarea study" terminology and process**

### Background

This potential revision would amend code section and policies related to the new "subarea study" terminology and process that is proposed to be added the Plan.

### Analysis

While this potential revision is included in the Public Hearing Notice, the scope of these amendments is completely undefined in any public document, making analysis infeasible. Depending upon the scale and nature of the amendments, additional environmental review could be warranted.

## **9. Potential revisions to "Rural Areas" terminology**

### Background

This potential revision would amend code section and policies related to changes to the "Rural Areas" terminology changes.

### Analysis

While this potential revision is included in the Public Hearing Notice, the scope of these amendments is completely undefined in any public document, making analysis infeasible. Depending upon the scale and nature of the amendments, additional environmental review could be warranted.

## **10. Additional technical updates to the appendices**

### Background

This potential revision would amend technical appendices that are attached to the Plan.

### Analysis

While this potential revision is included in the Public Hearing Notice, the scope of these amendments is completely undefined in any public document, making analysis infeasible. Depending upon the scale and nature of the amendments, additional environmental review could be warranted.

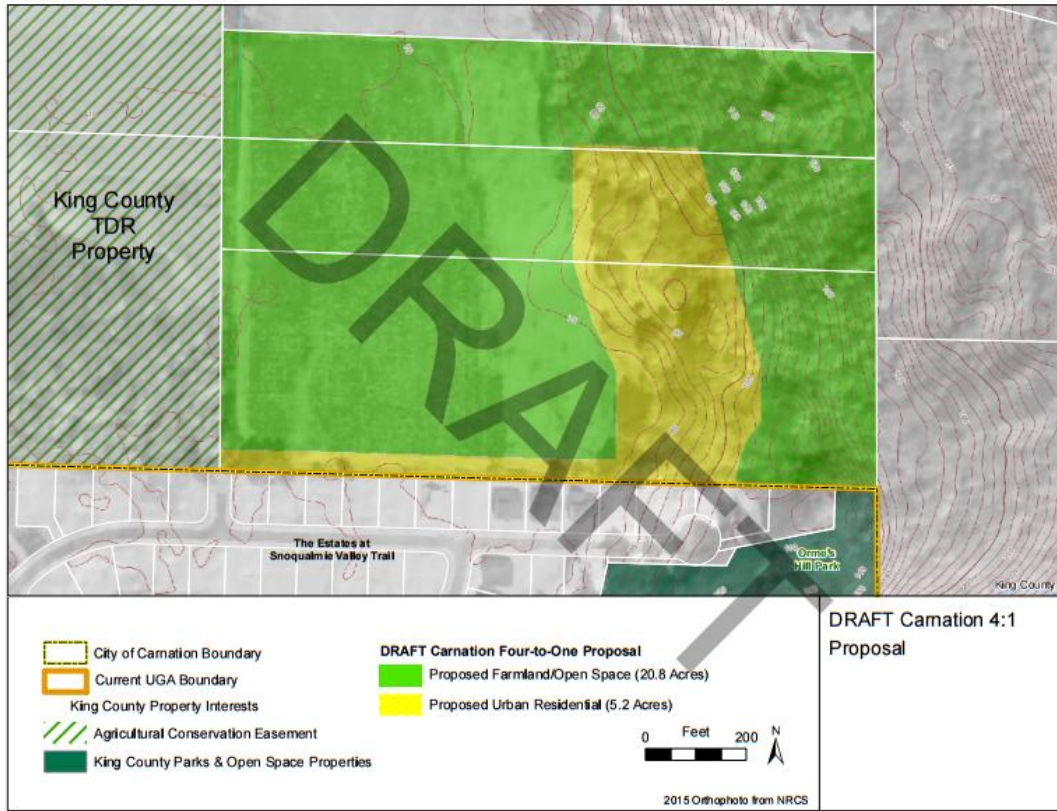
## **11. Potential Land Use Amendment to Urban Growth Area near Carnation**

### Proposal

This potential revision would amend the urban growth area boundary, the land use map, and zoning atlas for three parcels in the Carnation area, using the County's Four-to-One program. It would dedicate four acres of open space lands in the rural area for each acre of land added to the urban growth area, which would result in dedicating 20.8 acres as rural area/open space and adding 5.2 acres to the urban growth area. This proposal would require countywide agreement to add the 5.2 acre urban portion into the City of Carnation's Potential Annexation Area.

### Background

This proposal was previously analyzed as part of Area Zoning and Land Use Study #12, which can be found on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/); however, there was not actual proposal so no project map was included in the Study. The Council's Public Hearing Notice includes proposed boundaries for the project (inclusive of the "Draft" watermark), as shown on the map below.



The conclusion of the study was that these parcels were eligible to use the Four to One program and, should the property owner seek to apply, the Executive branch expressed an interest in protecting the adjacent Agricultural Production District from development pressure through a permanent buffer, protecting views from the valley floor from incompatible hillside development, preferring that the dedicated open space be in a contiguous parcel, allowing access to the new urban development in a manner that does not compromise the adjacent agricultural district's access on the eastern edge, and ensuring that the new urban development uses the land efficiently.

As discussed previously, in September 2016, the Growth Management Planning Council recommended in Motion 16-1 approval of a set of urban growth area boundary changes; this proposal was not included in the GMPC recommendation.

### Analysis

Similar to the discussion of the Rainier Ridge Four to One Amendment discussed previously, the impacts of this Four to One can be mitigated through the criteria and structure of the program by potentially permanently protecting habitat, open space connections, sensitive areas, and other environmental features. A unique feature of this proposal is its adjacency to the Agricultural Production District and adjacency to lands enrolled in the Farmland Protection Program; adding urban development in this area has the potential to impact and hinder farming.

That said, depending on the specific parameters of the land use amendment and conservation easement, there is also the potential for expanding access to farmland and increasing access to local-



farmed goods, with attendant land use, economic and public health benefits. This project is undergoing site-specific project review as part of the Four to One program.

## 12. Potential changes to Skyway-West Hill Action Plan

### Background

This potential revision to the transmitted Skyway-West Hill Action Plan, could amend Section V (SWAP Concepts), Section VI (Implementation Matrix), as well as how other plans and policies are referenced within the document.

### Analysis

While this potential revision is included in the Public Hearing Notice, the scope of these amendments is completely undefined in any public document, making analysis infeasible. Depending upon the scale and nature of the amendments, additional environmental review could be warranted.

## 13. Potential P-Suffix Map Amendment for Reserve at Covington Creek

### Proposal

This proposal would amend the (Property-) P-Suffix conditions for a previously adopted Four to One project near Black Diamond, known as Reserve at Covington Creek. This potential amendment to P-suffix condition TR-P49 on parcels 0421069008 and 0421069011 reads as follows:

- **Development shall ~~((be consistent with))~~ meet or exceed all of the City of Black Diamond's ~~((Plans,))~~ engineering regulations and guidelines;**
- **King County and any development applicant shall address traffic in the area to ensure that existing level of service conditions are ~~((addressed and improved- ))~~ not degraded ~~((--))~~ by any future development; and**
- **~~((The applicant shall enter into a pro-annexation agreement that includes the use of rural transfer of development rights and conservation of at least four acres of rural land for every acre of urban land))~~ Only 50 percent of the site shall be developed with no more than 80 single-family residential lots.**

The timing of this proposal is unique in the 2016 cycle. It is the only potential amendment that was not analyzed in Area Zoning and Land Use Study in the 2016 update, nor included in the Executive Recommended Plan, nor included in the TrEE Committee Striking Amendment. Given the timing of the inclusion of this amendment, the background information and analysis in the following section are expanded in order to supplement the brief summary included in the Public Hearing Notice.

### Background

This amendment affects the scale and form of this potential development, and removes the Four to One provisions that were approved concurrent with the inclusion of these parcels into the urban growth area boundary.

In the 2008 Comprehensive Plan, the County's Land Use Map and Zoning Atlas were amended with the approval of the Reserve at Covington Creek Urban Growth Area Four to One project. This approval redesignated the land use on three parcels from Rural Residential (a land use category available in the 2008 plan; this land use is currently codified as Rural Area) to Rural City Urban Growth Area. This added approximately 51.09 acres to the urban growth area near the City of Black Diamond and within the City's Potential Annexation Area; 11 acres contained the Kentlake Athletic Field and the remaining 40.09 acres was available for the Reserve at Covington Creek development.

One parcel was rezoned from Rural Area (RA)-5 to Residential (R)-4 and two parcels were reclassified from RA-5 to Urban Reserve (UR-P), subject to Property-suffix conditions. The P-suffix required that any future urban development be consistent with city of Black Diamond plans, regulations and standards; required addressing and improving future traffic conditions; and required a pre-annexation agreement including the use of Transferable Development Rights to conserve 4 acres of rural land for each new acre of urban land (approximately 160 acres of conserved land).

#### Communication with Affected Parties

In addition to a written notice to property owners in this area, the following communication occurred following the release of the Public Hearing Notice:

- *Communication with Property Owner* – the property owner initiated this request, with the stated purpose of allowing the property to be sold to new party, with the condition that the “entitlement process” could begin in 2017. For this to occur, either the City would need to finish its pre-annexation work, or the pre-annexation agreement requirement be removed. The proposed amendment removes the pre-annexation agreement requirement.
- *Community with City of Black Diamond* – County staff met with City in April 2016 to discuss this project. The City indicated that in August 2015, they provided a letter to the property owner explaining how to proceed with the pre-annexation work and that no documentation had at that time been submitted by the property owner. Following inclusion of these amendments, County staff again discussed the project with the City. The City reiterated their position that the property owner has not started the pre-annexation process and, if there is interested in developing the property, the first steps remains initiation of the pre-annexation process.

#### Analysis

Were it to be adopted by the Council, this amendment would have shorter-term and longer-term affects. In the shorter term, this amendment would remove the pre-annexation requirement and would allow project proponents to begin to move the project more quickly into a development phase, under some type of as-of-yet undefined County development standard (discussed more below). Project level review will address the site-specific effects as part of the development permit process.

In the longer term, the severing of the components of the Four to One Program (i.e., the addition of land to the urban growth area with the concurrent permanent dedication of open space lands, as discussed previously under Rainier Ridge), could set a precedent that the County would allow for unmitigated expansions of the urban growth area boundary, and could jeopardize the program's legal standing as an innovative land use tool under the Growth Management Act.

Other specific effects of the components of this amendment are as follows:

- *Change in development standards:* It is not clear whether the change in terminology from “consistent with” to “meet or exceed” the City’s development standards would have a material effect. With the removal of the Pre-Annexation Agreement (discussed below), the County will now be required to ensure that its standards and regulations can meet the “consistent with” requirement. This creates a new duty on the County’s Permitting department to assess and confirm consistency and, were this development to be challenged, a new duty on the County’s Hearing Examiner.
- *Level of service conditions:* This amendment clarifies the meaning of the 2008 condition. King County uses a transportation concurrency level of service standard and would be able to apply that methodology to this development. While the amendment reduces the requirements on the development from “address and improve” to “not degrade,” this is generally consistent with the state of practice requiring mitigation of development impacts rather than requiring a development to address pre-existing issues.
- *Removal of pre-annexation requirement:* A central tenet of the Comprehensive Plan is to move unincorporated urban areas into cities through annexation. To this end, the Plan seeks to avoid dense urban development in areas not affiliated for annexation. The Reserve was conditioned on developing a pre-annexation with the City and the removal of this condition means the County will have another dense urban development, adjacent to a city, without any commitment to annexation. This has long-term service provision and cost impacts on the County and is inconsistent with other Comprehensive Plan goals.
- *Removal of the Four to One requirement for open space conservation:* Before the 2008 Four to One was approved, this forty (40) acre site was zoned RA-5, which allows one dwelling unit per every five acres. This means the parcel had the capacity for 8 dwelling units. The Four to One project in 2008 substantially increased the development capacity on the site. At the minimum urban densities allowed under the Four to One program (4 dwelling units per acre), the capacity increased to at least 160 units - a twenty-fold increase. As discussed previously related to the Carnation Four to One proposal, the impacts of these types of increases capacity and the loss of rural land is mitigated through the public benefit realized through permanent conservation of open space land.

The proposed 2016 amendments remove the public benefit but retain the increased densities. Reflecting some of the environmental constraints on the site, the amendment proactively proposes to build on only 50 percent of the site and allow no more than 80 single-family residential lots. This means the property would receive half of the previous density benefit (i.e., a 10-fold increase in density) without any of the public benefit.

As these parcels are already inside the urban growth area boundary, the County is not required to bring this proposal back to the Growth Management Planning Council for review and recommendation, regardless of the changes to the development condition. As noted earlier, the mitigation of impacts are proposed to be removed. Further, removal of the pre-annexation agreement component would result in an urban development occurring in an area that can only be accessed by driving through the City of Black Diamond, making urban service provision more complex and inefficient as compared to service provision by the City itself. Additionally, were the development to occur prior to annexation, even if developed "consistent with" City standards, there would be no

meaningful incentive for the City to annex the area, resulting in the County being the long-term service provided to an urban area with no prospects of annexation. These outcomes create inconsistencies with existing goals of the Comprehensive Plan to move urban unincorporated areas into cities through annexation, to avoid creating unincorporated urban islands and to expand the urban growth area boundary without mitigation.

## **Appendix A: Distribution List**

### **State of Washington**

Department of Ecology – SEPA Unit  
Department of Fish and Wildlife  
Department of Archaeology  
Department of Commerce  
Department of Transportation

### **Tribal Entities**

Snoqualmie Tribe  
Muckleshoot Tribe  
Tulalip Tribe  
Suquamish Tribe  
Puyallup Tribe

### **Regional Agencies**

Puget Sound Regional Council

### **King County**

King County Executive  
King County Council  
Office of the Prosecuting Attorney  
Department of Housing and Community Development  
Department of Permitting and Environmental Review  
Department of Natural Resources and Parks  
Department of Natural Resources and Parks – Community Service Area Program  
Department of Transportation - Road Services Division  
Seattle King County Department of Public Health



**King County**

**Office of Performance, Strategy and Budget**

**November 4, 2016**