

2020 KCCP Update – Striking Amendment S3 to Executive's Proposed Language

Updated: July 2, 2020

This table describes the differences between the Executive's proposed changes that was transmitted to the Council in September 2019 to the Council striking amendments. The Mobility and Environment Chair issued an initial striking amendment S1 in April 2020. Striking Amendment S2 was issued on June 5, 2020, in advance of the June 9, 2020 public hearing at full Council, and a further refined Striking Amendment S3 was issued on July 2, 2020, in advance of the continued public hearing at full Council on July 7, 2020. The changes made in S1 are listed separately from those in S2/S3, to provide a comparison between the two striking amendments.

Topic	Executive's Proposed Language	Striker S1 Language	Comment on Changes in S1 from Executive Proposed	S2/S3 Changes from S1 Language
<p>Four-to-One program and Growth Management Planning Council /Urban Growth Area (UGA) Changes</p> <p>Changes in KCCP Chapter 1 and 2, K.C.C. Title 20</p>	<p><u>Criteria</u> Modifies the direction of the policy, from "The County shall activity pursue" four-to-one proposals, to "The County may approve" such proposals.</p> <p>Requires the open space portion of the proposal to be primarily on-site and buffer the urban portion from Rural Area and Natural Resource Lands. Removes specificity of the size/configuration of the open space.</p> <p>Adds two criteria for the evaluation of the open space portion of the proposal: ability of the county to maintain the property and the potential for public access.</p> <p>Requires that roads not be in the open space or rural area.</p> <p><u>Process</u> Requires submittal through the docket request process.</p> <p>Requires a preapplication meeting, rather than a preliminary plat</p>	<p><u>Criteria</u> Maintains existing policy language that requires the County to "actively pursue" four-to-one proposals.</p> <p>Requires the open space portion of the proposal to be primarily on-site and buffer the urban portion from Rural Area and Natural Resource Lands and that the open space, to the maximum extent possible, parallel the Urban Growth Area. Removes specificity of the size/configuration of the open space.</p> <p>Two additional standards for the evaluation of the open space portion of the proposal are to be viewed favorably: ability of the county to maintain the property and the potential for public access.</p> <p>Allows a reduced open space dedication/ratio if the proposal includes a property qualifying as high conservation value or provides affordable housing.</p> <p>Requires that roads not be in the open space or rural area to the maximum extent feasible; allows roads within the open space or rural area if allowing that would provide an ecological benefit.</p> <p><u>Process</u> Requires submittal through the docket request process.</p> <p>Requires a preapplication meeting, rather than a preliminary plat</p> <p>Specifies the process based on the results of the Executive's recommendation on the proposal in the docket request. If the Executive is supportive, the proposal is processed as a land use map amendment to the KCCP and included in a future update. If the Executive is not supportive or does not provide a recommendation, the proponent may petition the Council, and if the Council adopts a motion, the</p>	<p><u>Substantive changes in S1 compared to the Executive's proposal:</u></p> <ul style="list-style-type: none"> • Modifies criteria for the County to consider/approve four-to-one proposals; the location of open space relative to the UGA; the location of roads in the open space; and the open space portion of proposals. • Adds allowance for proposals that include a property that qualifies as a high conservation value to provide open space at a rate. • Adds two standards that may be used to evaluate a proposal favorably. • Adds procedures for review of proposals that are not recommended by the Executive in the docket process and for proposals adjacent to an incorporated area; clarity on when open space dedication is required. • Clarity on policy language in KCCP, and implementing regulations in the Code. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> • Modifies U-187 and K.C.C. 20.18.180 to clarify that the open space criteria are to be "considered" and are not standards that must all be met. Removed public access from the open space criteria. • Modifies U-189 to clarify that allowance for roads to be outside the urban area is roads serving the urban portion are in the urban area "to the maximum extent feasible," and that the language regarding protection of critical areas and ecological benefits is an example of a project that could meet that criteria. • Modifies K.C.C. 20.18.170 to clarify that four-to-one proposals would be processed as areawide land use and zoning map amendment (rather than site-specific which would require Hearing Examiner public hearing) <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> • All changes removed from the Proposed Ordinance. The existing KCCP policy and K.C.C. regulations remain in place.

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	<p>Requires a term conservation easement be recorded within 21 days of enactment of the ordinance approving the proposal.</p> <p>Requires agreement to add area to a City or Town's potential annexation area.</p> <p>For proposals adjacent to an incorporated area, requires development occur only after annexation, and requires an ILA with 90 days of enactment of the ordinance approving the proposal.</p> <p>Requires dedication of the open space portion at the time of final plat approval if not adjacent to an incorporated area, or at the time of annexation if adjacent to an incorporated area.</p>	<p>Executive will work with the proponent to move the proposal forward, based on the timing identified in the motion.</p> <p>Requires a term conservation easement be recorded within 21 days of the effective date of the ordinance approving the proposal.</p> <p>Adds specificity to the requirement to refer proposals to incorporated areas and potential annexation areas, and requires agreement to add area to a City or Town's potential annexation area.</p> <p>For proposals adjacent to an incorporated area where the City or Town agrees to annex the urban portion, requires development to occur only after annexation, and requires an interlocal agreement within 90 days of the effective date of the ordinance approving the proposal. For such proposals, the open space dedication is required at the time of annexation.</p> <p>For proposals not adjacent to an incorporated area or where the City or Town does not agree to annex the urban portion, requires a timeframe for preliminary plat application for the urban portion and requires open space dedication at the time of final plat approval. If the proponent does not pursue urban development within the specified timeframes, the property is required to be reverted back to rural at the next midpoint or eight-year KCCP update.</p>		

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<p>Transfer of Development Rights (TDR) Program</p> <p>Changes in KCCP Chapter 3, K.C.C. Title 21A</p>	<p>Allows urban sending sites where a Conservation Futures Tax award has been granted, and it's within the opportunity areas identified in Conservation Futures Tax program requirements.</p>	<p>Countywide, allows urban sending sites that are open space and where a Conservation Futures Tax (CFT) award has been granted.</p> <p>In urban unincorporated King County, allows double the base density for Transfer of Development Rights projects that provide rental or owner-occupied housing at or below 40% area median income for King County in the R-4 through R-48 zones. For such projects, allows sale of Transfer of Development Rights when used for affordable housing above 150% of the base density at 1% of the fair market value. Under current regulations, 200% of the base density can only be achieved if 100% of units are affordable. This change would allow 200% of base density if 25% of the units were affordable and developed using Transfer of Development Rights.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Allows urban sending sites for any CFT awarded site. Allows for use of TDRs for affordable housing. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies the price of the affordable housing TDR to reflect actual administrative costs of the County, with a cap of 15% of the fair market value. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Non-Resource Industrial Uses in the Rural Area</p> <p>Changes in KCCP Chapter 3</p>	<p>Modifies policies so that new Industrial zoned property would not be permitted in the rural area.</p>	<p>Modifies policies so that new Industrial zoned property would not be permitted in the rural area.</p>	<p>No changes.</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies Policy R-512 to limit new industrial-zoned lands to existing sites or those that have long been used for industrial or comparable purposes with similar impacts. Includes language from Policy R-515 (which is deleted) on nonconforming uses in Policy R-512. Modifies lead-in text to reflect policy changes. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Agricultural Production Districts (APDs) and Public Infrastructure</p> <p>Changes in KCCP Chapter 3</p>	<p>Modifies policies so that public facilities and infrastructure may intrude into an APD if they meet regional needs.</p> <p>Mitigation for intrusion into the APD for public facilities and infrastructure is required, within the same APD, or in another APD at a 1.5 to 1 ratio, or in-lieu fee at a 2 to 1 ratio.</p>	<p>Modifies policies so that regional public infrastructure may intrude into an APD when necessary and minimizes disruptions to agricultural activities.</p> <p>Mitigation for intrusion into the APD for public facilities and infrastructure is required within the same APD at a 1 to 1 ratio, in another APD at a 1.5 to 1 ratio, or in-lieu fee at a 2 to 1 ratio.</p>	<p>Clarifying changes to when public infrastructure may intrude into an APD.</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies Policy R-656a to allow the County to approve alternative mitigation for loss of APD land. If acquisition within the same APD at a 1 to 1 ratio is not possible, then a minimum of 3 acres added to 1 acre lost is required, within a minimum 1 acre of acquisition in another APD and up to 2 acres of restoration of unfarmed land within the same APD. Requires that mitigation occur concurrently with removal of the APD land, and clarifies the County must approve the remove and mitigation. <p><u>Substantive changes in S3 compared to S2:</u></p>

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<p>Vaping Products</p> <p>Changes in KCCP Chapter 2 and 7</p>	<p>Modifies polices to require that common areas in multi-family developments be vapor free, in additional to tobacco free; and adds a new policy regarding tobacco and vapor use in County parks.</p>	<p>Modifies polices to require that common areas in multi-family developments be vapor free, in additional to tobacco free; and adds a new policy regarding tobacco and vapor use in County parks.</p>	<p>Clarifying changes to create consistency.</p>	<p>None</p> <p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Human Services Role</p> <p>Changes in KCCP Chapter 4</p>	<p>Modifies policy to reflect adoption of Veterans, Seniors and Human Services Levy.</p>	<p>Modifies policy to reflect adoption of Veterans, Seniors and Human Services Levy.</p>	<p>Technical change.</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Regional Affordable Housing Task Force</p> <p>Changes in KCCP Chapter 4</p>	<p>Adds lead in text regarding the work of the Regional Affordable Housing Task Force.</p>	<p>Adds lead-in text regarding the work of the Regional Affordable Housing Task Force, and includes reference to Council adoption of the Task Force's final report through motion.</p> <p>Adds language on the Affordable Housing Committee of the GMPC and their future work with the Task Force's final report.</p>	<p>Includes additional context and next steps.</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Cottage Housing</p> <p>Changes in K.C.C. Title 21A</p>	<p>Removes maximum size limit of 1 acre</p> <p>Removes maximum of 16 cottage housing units</p> <p>Increases total floor area allowance to allow an additional 250 square feet for a garage.</p> <p>Requires each dwelling unit abutting common open space to have an entry or porch oriented to the common open space.</p> <p>Requires each dwelling unit proximal to a public right-of-way to have an inviting façade oriented towards the right-of-way.</p> <p>Establishes minimum parking requirements for cottage housing: Units less than 750sf: 1 per unit Units 750sf to less than 1,000sf: 1.5 per nit Units 1000sf and up: 2 per unit</p>	<p>Removes maximum size limit of 1 acre</p> <p>Removes maximum of 16 cottage housing units per development</p> <p>Increases total floor area allowance to allow an additional 250 square feet for a garage.</p> <p>Requires each dwelling unit abutting common open space to have an entry or porch oriented to the common open space.</p> <p>Requires each dwelling unit within 40 feet of a public right-of-way to have a porch or entrance or bay window in the façade oriented to the public right-of-way.</p> <p>Establishes minimum parking requirements for cottage housing: Studios: 1 per unit 1 bedrooms: 1.5 per unit 2+ bedrooms: 2 per unit</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> • Clarifying changes. • Modify height limit for cottage housing units to accommodate additional square footage allowance. • Modify parking requirement to create consistency • Provide specificity to façade requirements. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> • Adds language requesting developments consider including a variety of housing sizes <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>

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<p>Accessory Dwelling Units (ADUs)</p> <p>Changes in K.C.C. Title 21A</p>	<p>Reduces minimum lot size in urban areas from 5,000 to 3,600 square feet. Adds a minimum lot size in Rural Towns of 3,600 square feet.</p> <p>Limits the height for ADUs to the base height for the zone.</p>	<p>Modifies allowed heights from 18 to 25 feet for the base height and from 25 to 30 feet for structures with a pitched roof, to accommodate the additional square footage allowance.</p> <p>Reduces minimum lot area in urban or Rural Towns from 5,000 to 3,200 square feet.</p> <p>Standalone ADUs and attached ADUs not contained wholly within an existing unit must meet base height; ADUs wholly within an existing dwelling unit do not have to be under the base height.</p> <p>Excludes basement from maximum square footage (existing for urban area/rural town is 1,000 square feet of heated floor area, striker also allows 1,000 square feet of unheated area).</p> <p>Removes off-street parking requirement.</p> <p>Expands owner-occupied requirement to include immediate family.</p> <p>Removes provision regarding subdivision of lots with ADUs in the Rural Area zone.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Changes to ADUs in urban areas and rural towns to be consistent with other jurisdictions: minimum lot area, square footage allowance, parking requirements, owner-occupancy requirements. Clarifies height requirements. Removes outdated code language on subdivision of lots with ADUs. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies K.C.C. to allow townhouses to have accessory dwelling units. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Accessory Living Quarters (ALQs)</p> <p>Changes in K.C.C. Title 21A</p>	<p>Adds regulations for ALQs, limiting one per property.</p> <p>Prohibits areas for preparation and storage of food.</p> <p>Establishes a minimum lot size in urban areas and Rural Towns of 3,600 square feet.</p> <p>Limits the height to the base height for the zone.</p> <p>Establishes maximum heated floor area of 1,000 square feet.</p> <p>Prohibits them in the F zone.</p>	<p>Adds regulations for ALQs, limiting one per property.</p> <p>Prohibits areas for preparation and storage of food (in the definition rather than in development conditions)</p> <p>Establishes a minimum lot size in urban areas and Rural Towns of 3,200 square feet.</p> <p>Limits the height to the base height for the zone.</p> <p>Establishes maximum heated floor area of 1,000 square feet and 1,000 square feet of unheated floor area.</p> <p>Prohibits them in the F zone.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Changes that provide consistency with proposed ADU regulations: minimum lot area, height requirements, square footage allowance. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Sea Level Rise/ Climate Change/ Greenhouse Gas Mitigation</p>	<p>Adds a new policy requiring the County to implement land use regulations to increase resiliency to the anticipated impacts of climate change, including sea level rise, changes in rainfall</p>	<p>Adds a new policy encouraging the County to implement regulations to increase resiliency to the anticipated impacts of climate change, including sea level rise, changes in rainfall patterns, changes</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Modify the policy from "shall" to "should" 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies Policy R-632 to encourage the County to require landowners converting forestlands to

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<p>Changes in KCCP Chapter 5, K.C.C. Title 20 and Title 21A</p>	<p>patterns, changes in flood volumes and frequency, and changes in temperature.</p> <p>Adds a policy to require sea level rise risk evaluation with every eight-year KCCP update.</p> <p>Adds a sea level rise protection elevation that is 3 feet above the base flood elevation.</p> <p>Adds a sea level rise risk area that applies to Vashon-Maury Island that is 3 feet above the base flood elevation.</p> <p>Provides new development regulations for sea level rise risk area in Title 16. Requires building above the sea level rise protection elevation and areas below that to be obstruction free, building to resist flooding, and establishes submittal requirements.</p> <p>Establishes a variance process for the sea level rise risk area regulations. Would be approved by the director. Adds criteria for consideration, criteria for approval, and process requirements.</p> <p>Modifies steep slope hazard areas regulations so that if it extends into the coastal high hazard area or sea level rise risk area, a buffer is required from the top of the slope. Provides different standards for new development than for redevelopment.</p> <p>Modifies critical aquifer recharge areas regulations so that properties that are within sea level rise risk areas and within a critical aquifer recharge area are required to perform testing on new wells and required to include a surface seal to prevent saltwater contamination. Prohibits new wells within the coastal high hazard area, and allows rainwater catchment as an alternative water supply for single-family residences.</p>	<p>in flood volumes and frequencies, and changes in temperature.</p> <p>Adds a policy to require sea level rise projections with every eight-year KCCP update.</p> <p>Adds a sea level rise protection elevation that is 3 feet above the base flood elevation of the 2020 FEMA maps.</p> <p>Adds a sea level rise risk area that applies to Vashon-Maury Island that is 3 feet above the base flood elevation of the 2020 FEMA maps.</p> <p>Provides new development regulations for sea level rise risk area in Title 21A. Requires building above the sea level rise protection elevation and areas below that to be obstruction free, building to resist flooding, and establishes submittal requirements. Adds a notification requirement to applicants that the property is within the sea level rise risk area.</p> <p>Establishes a variance process for the sea level rise risk area regulations. Would be approved by the director. Adds criteria for consideration, criteria for approval, and process requirements and clarifies that the zoning variance criteria do not apply. Adds sea level rise risk area variance as a Type 2 decision.</p> <p>Modifies steep slope hazard areas so that if it extends into the coastal high hazard area or sea level rise risk area, a buffer is required from the top of the slope. Provides different standards for new development than for redevelopment.</p> <p>Modifies critical aquifer recharge areas regulations so that properties that are within sea level rise risk areas and within a critical aquifer recharge area are required to perform testing on new wells and required to include a surface seal to prevent saltwater contamination. Prohibits new wells within the coastal high hazard area, and allows rainwater catchment as an alternative water supply for single-family residences.</p>	<ul style="list-style-type: none"> • Clarify that the sea level rise protection area is 3 feet above the 2020 FEMA maps. • Clarify the sea level rise risk area development regulations and variance procedures. Creates consistency with floodplain regulations also being considered by Council. 	<p>non-forest uses to mitigate the loss carbon sequestration capacity.</p> <ul style="list-style-type: none"> • Modifies Policy E-215bb to address impacts of climate change to forestland. • Adds Workplan Action 18 to require a Forest Conversion Review Study. <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> • Modifies Workplan Action 18 to extend the lookback period to when the County started processing Forest Practices Permits, adding a requirement to estimate the sequestered carbon lost by those past conversions, and to make technical corrections.

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<p>Mineral Resources</p> <p>Changes in KCCP Chapter 3 and Chapter 9, K.C.C. Title 21A</p>	<p>Removes coal mines from mineral resources in King County, and from designated mineral resources.</p> <p>Prohibits coal mines within unincorporated King County.</p>	<p>Removes coal mines and oil and gas extraction from mineral resources in King County. Removes coal mines from designated mineral resources, and for Potential Surface Mineral Resource Sites, adds language that future mines would be required to meet federal, state and local laws.</p> <p>Prohibits coal mines by adding them as a separate use in the Resource land use table, and does not allow that use in any zone.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Clarify that coal mines, and oil and gas extraction are not permitted in unincorporated King County. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Fossil Fuel Facilities</p> <p>Changes in KCCP Chapter 3 and Chapter 9, K.C.C. Title 21A</p>	<p>Adds a new section in Chapter 9 of the KCCP addressing Fossil Fuels and Fossil Fuel Facilities. Adds lead-in text related to the transport, impacts on the environment and public health, and climate change. Adds new policies related to siting, review, scope, use of the Equity Impact Review Tool, and periodic review of Fossil Fuel Facilities.</p> <p>Modifies other sections of Chapter 9 to differentiate other types of energy transmission or facilities with Fossil Fuel Facilities, including Hazardous Liquid and Gas Transmission Pipelines, Crude Oil Transport by Rail and Vessel. Adds language to policies in these sections to require the County to focus on the safety and environmental impacts of these types of facilities and uses.</p> <p>Adds definitions for fossil fuels, fossil fuel facility, and Type I and II facilities.</p> <p>Modifies definition of non-hydroelectric generation facility to exclude fuels made from waste management processes.</p> <p>Modifies allowances for "Non-Hydroelectric Generation Facility" to allow the use outright if part of a co-generation facility, or require a conditional use permit.</p>	<p>Adds a new section in Chapter 9 of the KCCP addressing Fossil Fuels and Fossil Fuel Facilities. Adds lead-in text related to the transport, impacts on the environment and public health, and climate change. Adds new policies related to siting, review, scope, use of the Equity Impact Review Tool, and periodic review of Fossil Fuel Facilities.</p> <p>Modifies other sections of Chapter 9 to differentiate other types of energy transmission or facilities with Fossil Fuel Facilities, including Hazardous Liquid and Gas Transmission Pipelines, Crude Oil Transport by Rail, Truck and Vessel. Adds language to policies in these sections to encourage the County to focus on the safety and environmental impacts of these types of facilities and uses.</p> <p>Adds definitions for fossil fuels and fossil fuel facility. Clarifies language on definition of fossil fuels. Adds refining and processing to the definition of fossil fuel facility.</p> <p>Modifies definition of non-hydroelectric generation facility to exclude renewable energy. Removes exclusion for fuels related to waste management processes from the definition.</p> <p>Modifies allowances for "Non-Hydroelectric Generation Facility" to require a conditional use permit (CUP) if related to a waste management process, or require a special use permit (SUP).</p> <p>Adds definition for "renewable energy generation facility" for solar, wind, and geothermal electricity generation. Adds add a definition to differentiate</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Streamlines lead-in text and policy language. Streamlines definitions, including fossil fuels, fossil fuel facility, and different kinds of energy generation facilities. Streamlines and clarifies allowances for non-hydroelectric energy generation facilities; and adds a renewable energy generation facility separate from non-hydroelectric. Updates Chapter 21A.22 to include coal mines and fossil fuel facilities in periodic review for mineral extraction and materials processing. Adds language to prohibit fossil fuel facilities from bypassing permit requirements by using nonconforming use chapter. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>

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	<p>Modifies existing definitions and development regulations to differentiate between local distribution and fossil fuel facilities.</p> <p>Modifies allowance for "Petroleum Refining and Related Industries" use to exclude Fossil Fuel Facilities.</p> <p>Modifies allowance for "Oil and Gas Extraction" use and limits the use to gas extraction related to waste management processes.</p> <p>Add a "Fossil Fuel Facility Type I" use and allow it as a CUP in the I zone.</p> <p>Add a "Fossil Fuel Facility Type II" use and allow it as a SUP in the I zone.</p> <p>For FFF I, add a development condition that defines whether expansion or modification requires a new CUP.</p> <p>For FFF II, add two development conditions, one that defines whether expansion or modification requires a new SUP and one that requires setbacks from places of assembly, wetlands or aquatic areas, and adjacent properties, and requires storage of fossil fuels be enclosed.</p> <p>Adds requirements to 21A.22 regarding mineral extraction and materials processing so that SIC Major Groups 10, 12 and 14 are required to apply.</p> <p>Proposes a periodic review process for fossil fuel facilities.</p>	<p>"consumer scale" from non-consumer scale energy system.</p> <p>Modifies existing definitions and development regulations to differentiate between local distribution and fossil fuel facilities.</p> <p>Modifies "Petroleum Refining" manufacturing uses to exclude Fossil Fuel Facilities.</p> <p>Moves "Oil and Gas Extraction" use to the Resource land use table, and does not allow that use in any zone.</p> <p>Add a "Fossil Fuel Facility" use and allow it with a SUP in the I zone. Adds a development condition that defines whether expansion or modification requires a new SUP, and one that requires setbacks from places of assembly, wetlands or aquatic areas, and adjacent properties, requires storage of fossil fuels be enclosed, and requires direct access to an arterial.</p> <p>Adds requirements to 21A.22 regarding mineral extraction and materials processing to add coal mines and fossil fuel facilities to all of the requirements in that chapter.</p> <p>Adds a periodic review proposed for fossil fuel facilities into 21A.22</p> <p>Adds language to 21A.32 so that fossil fuels cannot rely on the regulations in the nonconforming section of the code to avoid the requirement for a SUP for modifications and expansions.</p>		

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Hirst/water availability and exempt wells Changes in KCCP Chapter 3 and Chapter 9	Adds language regarding the Washington state process to address permit-exempt wells and the County's prioritization for water connections.	Adds language regarding the Washington state process to address permit-exempt wells and the County's prioritization for water connections.	Clarifying changes for consistency.	<u>Substantive changes in S2 compared to S1:</u> None <u>Substantive changes in S3 compared to S2:</u> None
Shoreline Master Program Changes in KCCP Chapter 6, K.C.C. Title 21A, Attachment E, and Attachment H	Incorporates changes made by Ordinance 19034, updates the streams and lakes list, modifies or corrects environment designations. Updates references to Puget Sound Partnership's Action Agenda.	Incorporates changes made by Ordinance 19034, updates the streams and lakes list, modifies or corrects environment designations. Updates references to Puget Sound Partnership's Action Agenda.	Clarifying changes for consistency.	<u>Substantive changes in S2 compared to S1:</u> <ul style="list-style-type: none"> • Technical edits to reflect engrossing of Ordinance 19034 into the KCCP. <u>Substantive changes in S3 compared to S2:</u> None
Pathways/Sidewalks in Rural Area Changes in KCCP Chapter 8	Adds lead in text that addresses provision of sidewalks in the rural area to address safety or high use issues when other walkway alternatives would not be as effective.	Adds lead-in text that addresses provision of sidewalks in the rural area to address safety or high use issues when other walkway alternatives would not be as effective, and for safe routes to schools.	Adds safe routes to schools as a criteria for sidewalks in the rural area.	<u>Substantive changes in S2 compared to S1:</u> None <u>Substantive changes in S3 compared to S2:</u> None
Mitigation Payment System Changes in KCCP Chapter 8	Removes text and polices referencing the Mitigation Payment System, which has been repealed.	Removes text and polices referencing the Mitigation Payment System, which has been repealed.	No changes.	<u>Substantive changes in S2 compared to S1:</u> None <u>Substantive changes in S3 compared to S2:</u> None
Economic Development Changes in KCCP Chapter 10	Updates language related to the Puget Sound Regional Council Regional Economic Strategy. Modifies a policy related to partnering with organizations to strengthen interdependence and linkages between the rural, resource and urban economies.	Updates language related to the Puget Sound Regional Council Regional Economic Strategy.	Removes policy change.	<u>Substantive changes in S2 compared to S1:</u> None <u>Substantive changes in S3 compared to S2:</u> None

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<p>Community Service Area (CSA) Subarea Planning</p> <p>Changes in KCCP Chapter 11 and Chapter 12, K.C.C. Title 2 and Title 20</p>	<p>Adds language reflecting focus of CSA Subarea Plans on land use issues.</p>	<p>No changes to existing adopted language.</p>	<p>Removes proposed language.</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> • Adds new policy CP-100 in Chapter 11 of the KCCP, and code language to Title 2 of the K.C.C., to guide subarea planning, including: establishing a scope of work, more robust community engagement, use of ESJ tools and resources, action items/community needs list, and performance metrics. Ties the community needs list, community service area program, and service partnership agreements to the subarea planning process. • Adjusts the subarea planning schedule to give the Executive 18 months to complete each plan, and 6 months for the Council to review and adopt each plan. • For Skyway-West Hill and North Highline, subarea plans would be transmitted to the Council in December 2021, for adoption in June 2022. • Modifies timeline for audit of subarea planning program from 2021-2022 auditor work program, to the 2023-2024 auditor work program, to ensure the revised subarea planning program can be implemented before it is subject of audit review. • Adds a Workplan Action regarding anti-displacement strategies in Skyway-West Hill and North Highline. <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> • Clarifies the language in K.C.C. Title 2 for: subarea planning geography; what is in the scope of reviewing existing policies for inclusion in subarea plans; the community needs lists required for the 2021-2022 biennial budget; what the performance metrics in the service partnership agreements are required to measure
<p>Skyway-West Hill Plan, and associated Code changes, and map amendments – Proposed</p>	<p>Updates text to reflect the Skyway-West Hill CSA Land Use Plan</p> <p>Repeals West Hill Community Plan</p> <p>Adopts Skyway-West Hill CSA Land Use Plan</p>	<p>Updates text to reflect the Skyway-West Hill CSA Land Use Plan</p> <p>Repeals West Hill Community Plan</p> <p>Adopts Skyway-West Hill CSA Land Use Plan</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> • Map amendments moved from Attachment G to Attachment D and all map 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> • Adopts the Skyway-West Hill Land Use Strategy, as Phase 1 of the Skyway-West Hill Subarea Plan, which includes 25 policies related to residential neighborhoods,

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<p>Ordinance, Attachments A, F (Subarea Plan) and G (Land Use and Zoning Map Amendments)</p> <p>Changes in KCCP Chapter 11, K.C.C. Title 20 and Title 21A</p>	<p>Modifies pedestrian-oriented commercial development Special District Overlay (SDO) to prohibit additional uses, modify the standards related to façade standards, street frontage, building orientation, landscaping and parking.</p> <p>Adds a Skyway-West Hill Neighborhood Business Mixed-Use SDO, which requires development within the SDO to be mixed-use, allows office uses.</p> <p>Adopts 12 map amendments.</p>	<p>Modifies pedestrian-oriented commercial development SDO to prohibit additional uses, modify the standards related to façade standards, street frontage, building orientation, landscaping and parking.</p> <p>Adds a Skyway-West Hill Neighborhood Business Mixed-Use SDO, which requires development within the SDO to be mixed-use, allows office uses.</p> <p>Adopts 10 map amendments.</p>	<p>amendments are renumbered as part of 8 (8.a., 8.b, etc.)</p> <ul style="list-style-type: none"> • Map amendment 4 and 12 are not included in S1. • Map amendments 6, 9, 10 and 11 are modified. • In the pedestrian-oriented SDO, made technical clarifications to the permitted uses, modifications to design standards. • No changes to Skyway-West Hill Neighborhood Business Mixed-Use SDO. 	<p>commercial areas and community character, and directs action to complete a subarea plan using the subarea plan restructure identified above.</p> <ul style="list-style-type: none"> • Does not repeal the West Hill Community Plan, which will remain in effect until the Skyway-West Hill Subarea Plan is adopted in 2022. • Corrects references to the active subarea and community plans to reflect Skyway-West Hill Land Use Strategy • Added trails as an allowed use in the pedestrian-oriented commercial development SDO • Technical corrections to the Mixed-Use SDO • Updates Chapter 11 to reflect adoption of Land Use Strategy as Phase 1 of the Skyway-West Hill Subarea Plan. <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> • Changes in the Land Use Strategy to remove Chapter 6: Implementation and Next Steps and references to action items • Modifies the pedestrian-oriented SDO to require overhead weather protection over all building entrances, in addition to the minimum 50% of the length of the building façade, and clarifies that the overhead may extend over the sidewalk. • Technical correction to Map Amendments 8.c, 8.j

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<p>Workplan Action Items</p> <p>Changes in KCCP Chapter 12, K.C.C. Title 20</p>	<p>Does not make substantive changes to the Workplan</p> <p>Modifies existing Workplan Actions to reflect reorganization and terminology updates.</p> <p>Modifies Action 12 to change the deadline to June 2020.</p>	<p>Allows changes to Workplan deadlines with the annual update</p> <p>Allows substantive changes to the Workplan with midpoint updates, if related to the adopted scope of work for the update.</p> <p>Modifies existing Workplan Actions to reflect reorganization and terminology updates.</p> <p>Modifies Action 5 to change the deadline to the December 2021.</p> <p>Modifies Action 6 to change the deadlines, for Phase 1 to December 2019 and for Phase 2 to two years after final occupancy of buildings developed under the demonstration project.</p> <p>Modifies Action 12 to change the deadline to June 2020.</p> <p>Modifies Vashon-Maury Island CSA Subarea Plan Action 2 to change the deadline to December 2019.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Changes to the Workplan, and allowance to modify the Workplan with annual or midpoint updates if related to adopted scope of work. Modifies 4 Workplan Actions to change the deadlines. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Technical edit to I-204a to fix grammatical error. Clarification to name of GMPC Workplan Action Items Clarification in K.C.C. 20.18.030 to clarify option to amend Workplan items with midpoint update. Changes to Action 1 to reflect changes made to the subarea planning program. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Residential Density Incentives Program</p> <p>Changes in KCCP Chapter 12</p>	<p>No policy or code changes proposed.</p>	<p>Adds a Workplan Action item to update the Residential Density Incentives Program requirements. A code change would be due to the Council with transmittal of the 2024 KCCP update.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Adds a Workplan Action to update Residential Density Incentive code. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>2024 Adoption/ Shifting 8-year process</p> <p>Changes in KCCP Chapter 12 (and others), K.C.C. Title 20</p>	<p>Not in Executive's transmittal</p>	<p>Align the deadlines for eight-year updates with the Growth Management Act-mandated deadline of 2024.</p> <p>Makes changes throughout KCCP to reflect this change, including Workplan Action items. Modify the code to shift the requirements for the scoping motion, transmittal and adoption deadlines, to reflect this change.</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> Modifies next major eight-year update to 2024 as a result of state law change after Executive's transmittal. 	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies deadline to adopt 2020 update to the last business day in July 2020. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Equity Impact Review for Upzones</p> <p>Changes in KCCP Chapter 2</p>	<p>Not in Executive's transmittal</p>	<p>Not in S1</p>	<p>n/a</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modifies KCCP Policy U-125 to require an equity impact analysis for all areawide zoning amendment or zoning reclassification proposals, and requires displacement impacts to be mitigated as a criteria for approval. For

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				<p>zoning reclassifications not initiated by the County, a community meeting is required, with translation and interpretation services provided.</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Real Property Asset Management Plan (RAMP)</p> <p>Changes in KCCP Chapter 9, K.C.C. Title 20 and Title 4</p>	Not in Executive's transmittal	Not in S1	n/a	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Recodifies the RAMP into a section of the code regarding real property, clarifies that the RAMP is intended to implement the KCCP, and clarifies process requirements for the Executive's transmittal of the RAMP and the Council's role in amending the Executive's proposal and ability to initiate a RAMP update to modify policies within the RAMP. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Terminology and data updates, corrections</p> <p>Changes throughout KCCP, K.C.C. Title 20 and Title 21A</p>	Makes updates to reflect County reorganization, KCCP terminology; corrections to underlying misspellings and terminology; outdated data or references.	Makes updates to reflect County reorganization, KCCP terminology; corrections to underlying misspellings and terminology; outdated data or references. Updates underlying language.	Consistency, technical edits.	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Maps in KCCP – Attachment A</p> <p>Changes throughout KCCP</p>	<p>Modifies the in-text maps within the KCCP to reflect other changes made by the 2020 KCCP update:</p> <ul style="list-style-type: none"> Land Use Map in Chapter 1 Potential Annexation Areas Map in Chapter 2 Urban Centers Map in Chapter 2 Agriculture and Forest Lands Map in Chapter 3 Mineral Resources Map in Chapter 3 Wildlife Habitat Network and Public Ownership Map in Chapter 5 Shorelines of the State Map in Chapter 6 King County Open Space Map in Chapter 7 	<p>Modifies the in-text maps within the KCCP to reflect other changes made by the 2020 KCCP update:</p> <ul style="list-style-type: none"> Land Use Map in Chapter 1 Potential Annexation Areas Map in Chapter 2 Urban Centers Map in Chapter 2 Agriculture and Forest Lands Map in Chapter 3 Mineral Resources Map in Chapter 3 Wildlife Habitat Network and Public Ownership Map in Chapter 5 Shorelines of the State Map in Chapter 6 King County Open Space Map in Chapter 7 	No changes.	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Technical changes to reflect other modifications from Executive's transmitted plan and error identification <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
Bear Creek Urban Planned	Updates text to reflect the conversion of Bear Creek zoning from Urban Reserve (and governed	Updates text to reflect the conversion of Bear Creek zoning from Urban Reserve (and governed by 3	Changes for consistency with other changes made in S1	<u>Substantive changes in S2 compared to S1:</u>

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<p>Development Conversion</p> <p>Changes in KCCP Chapter 11, K.C.C. Title 21A</p>	<p>by 3 development agreements) and permanent, urban zoning.</p> <p>Adds a Bear Creek office and retail SDO to allow additional uses within the office zone.</p>	<p>development agreements) and permanent, urban zoning.</p> <p>Adds a Bear Creek office and retail SDO to allow additional uses within the office zone.</p>		<ul style="list-style-type: none"> Add Daycare II as a permitted use in the Bear Creek Office and Retail Special District Overlay (SDO), and expands that SDO to additional property in Map Amendment 7.b. Technical correction in Map Amendment 7.c. to conform to other changes made in S2 <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> Modifies Map Amendment 7.a. to make a technical correction to the zoning for a non-residential tract to be zoned CB
<p>Fall City Business District SDO</p> <p>Changes in K.C.C. Title 21A</p>	<p>Not in Executive's Transmittal</p>	<p>Not in S1</p>	<p>n/a</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Adds parks as a permitted use in the Fall City Business District SDO. <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
<p>Map Amendments</p> <p>Changes in K.C.C. Title 21A</p> <p>Changes in Attachment D (Land Use and Zoning Map Amendments) and Attachment G (Skyway-West Hill Land Use and Zoning Map Amendments)</p>	<p>Map Amendment 1 – Expansion of Snoqualmie APD</p> <p>Map Amendment 2 – Woodinville Roundabout Mitigation</p> <p>Map Amendment 3 – Parcel North of Dick Thurnau Memorial Park</p> <p>Map Amendment 4 – Special District Overlay SO-230: Floodplain Densities</p> <p>Map Amendment 5a – East Cougar Mountain Potential Annexation Area</p>	<p>Map Amendment 1a – Expansion of Snoqualmie APD – Carnation Area</p> <p>Map Amendment 1b – Expansion of Snoqualmie APD – Fall City Area: Removes P-suffix condition regarding fill in the floodway.</p> <p>Map Amendment 2 – Woodinville Roundabout Mitigation: Adds legal description</p> <p>Map Amendment 3 – Parcel North of Dick Thurnau Memorial Park: Adds code language that allows the Communities of Opportunity project. It allows general personal service and office/outpatient clinic uses with a CUP, subject to criteria. New criteria allows those uses with a mixed use development when 100% of the dwelling units are affordable at 60% AMI and if on-site supportive services are provided.</p> <p>Map Amendment 4 – Special District Overlay SO-230: Floodplain Densities</p> <p>Map Amendment 5a – East Cougar Mountain Potential Annexation Area</p>	<p>Substantive changes in S1 compared to the Executive's proposal:</p> <ul style="list-style-type: none"> 1b – remove existing p-suffix condition 3 – adds code changes related to project 7a-7h – amends map amendment numbering so that parcels are only affected by one Bear Creek-related amendment; critical area and golf course tracts are zoned R-1; adds fossil fuel facility use to proposed business park P-suffix condition; ties proposed RV parking P-suffix condition to plat condition 8a-8j – excludes a map amendment to rezone parcels to CB along Renton Ave S; removes R-6/R-12 to R-18 upzone but maintains affordable unit requirement; removes R-24 to R-48 upzone but maintains affordable unit requirement; adds requirements to the p-suffix condition related to mobile home parks; modifies marijuana retailer cap to also include NB zones in Skyway-West Hill; excludes a map amendment to rezone properties from R-6 to R-12 on Renton Ave S. <p>Consistency or technical changes to all map amendments</p>	<p><u>Substantive changes in S2 compared to S1:</u></p> <ul style="list-style-type: none"> Modify Map Amendment 2 to remove property additions to the APD. Adds Map Amendment 9 regarding Racetrack zoning. Repeals 2012 map amendment that has not been effectuated for the same property. Technical corrections to legend of maps. <p><u>Substantive changes in S3 compared to S2:</u></p> <ul style="list-style-type: none"> Technical corrections to Map Amendment 8.c. and 8.j.

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	Map Amendment 5b – Special District Overlay SO-070: Urban Planned Development Purpose and Designation	Map Amendment 5b – Special District Overlay SO-070: Urban Planned Development Purpose and Designation		
	Map Amendment 5c – NC-P01: Cougar Mountain Subarea Master Plan Development Condition	Map Amendment 5c – NC-P01: Cougar Mountain Subarea Master Plan Development Condition		
	Map Amendment 6 – Maple Woods Subdivision Stormwater Parcels	Map Amendment 6 – Maple Woods Subdivision Stormwater Parcels		
	Map Amendment 7a to 7r – Bear Creek Urban Planned Development Conversation	Map Amendment 7a to 7h – Bear Creek Urban Planned Development Conversation		
		Adds Skyway-West Hill Map Amendments into Attachment D as Map Amendments 8a to 8j.		
	SWH Map Amendment 1 - P-Suffix Condition WH-P04 Removal (West Hill Area Design Standards)	Map Amendment 8.a: Skyway-West Hill PAA – P-Suffix Condition WH-P04 Removal (West Hill Area Design Standards)		
	SWH Map Amendment 2 - Special District Overlay SO-130 Removal (Residential Infill Standards)	Map Amendment 8.b: Skyway-West Hill PAA – Special District Overlay SO-130 Removal (Residential Infill Standards)		
	SWH Map Amendment 3 - 116th Place South, Renton Avenue South, and 74th Lane South Land Use Technical Changes	Map Amendment 8.c: Skyway-West Hill PAA – 116th Place South, Renton Avenue South, and 74th Lane South Land Use: Technical Changes		
	SWH Map Amendment 4 - Renton Avenue South Community Business Center Land Use and Zoning Expansion	Renton Avenue South Community Business Center: Changes not included		
	SWH Map Amendment 5 - North of Renton Avenue middle of 12700 Block Land Use Technical Change	Map Amendment 8.d: Skyway-West Hill PAA – 12700 Block of Renton Avenue South Land Use: Technical Change		
	SWH Map Amendment 6 - 78th Avenue South and Renton Avenue South Residential Density Increase	Map Amendment 8.e: Skyway-West Hill PAA – 78th Avenue South and Renton Avenue South Affordable Housing Requirement: Removes land use designation and zoning changes		
	SWH Map Amendment 7 - Rainier Avenue South Neighborhood Business and Office	Map Amendment 8.f: Skyway-West Hill PAA – Rainier Avenue South Neighborhood Business Center		

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	<p>SWH Map Amendment 8 - Martin Luther King Jr. Way South Neighborhood Business</p> <p>SWH Map Amendment 9 – Martin Luther King Jr. Way South Residential Density Increase and Mixed Use Special District Overlay</p> <p>SWH Map Amendment 10 - P-Suffix Development Condition to Protect Existing Mobile Home Parks</p> <p>SWH Map Amendment 11: P-Suffix Development Condition Limiting Marijuana Retail</p> <p>SWH Map Amendment 12 – Renton Avenue South Residential Density Increase</p>	<p>Map Amendment 8.g: Skyway-West Hill PAA – Martin Luther King Jr. Way South Neighborhood Business Center</p> <p>Map Amendment 8.h: Skyway-West Hill PAA – Martin Luther King Jr. Way South Mixed Use Special District Overlay: Removes land use designation and zoning changes</p> <p>Map Amendment 8.i: Skyway-West Hill PAA – P-Suffix Development Condition for Existing Mobile Home Parks: adds uses to p-suffix condition and requires an agreement for redevelopment</p> <p>Map Amendment 8.j: Skyway-West Hill PAA – P-Suffix Development Condition Limiting Marijuana Retail: expands marijuana limit to existing retailers in NB zone</p> <p>Renton Avenue South Residential Density changes not included</p>		
Transportation Appendix C to KCCP	Adopts the 2020 Transportation Element	Adopts the 2020 Transportation Element	Technical changes	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>
Transportation Appendix C1 to KCCP	Adopts the 2020 Transportation Needs Report	Adopts the 2020 Transportation Needs Report	Technical changes	<p><u>Substantive changes in S2 compared to S1:</u></p> <p>None</p> <p><u>Substantive changes in S3 compared to S2:</u></p> <p>None</p>