

7/20/20
DU-1 FFF

Sponsor: Upthegrove

am

Proposed No.: 2019-0413

1 **AMENDMENT TO STRIKING AMENDMENT S4.1 TO PROPOSED ORDINANCE**

2 **2019-0413, VERSION 1**

3 Beginning on page 144, strike lines 2919 through 2920 and insert:

4 "A. Regional land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12 S29	C12 S29	C12 S28	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29
*	Renewable Energy	C28	C28	C	C	C	C	C	C	C	C	C	C

	Generation Facility												
*	Fossil Fuel Facility												S27
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
(13)	Oil and Gas Extraction	S	E	P	S	S	S	S	S	S	S	S	E))
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Regional Transit Authority Facility					P25							
*	Rural Public Infrastructure Maintenance Facility				C23								P
*	Transit Bus Base						S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds				P21								

	Facility				S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221-8222	College/University(1)	P10	P10		P10	P10	P10	P10	P10	P	P	P	P
					C11	C11	C11	C11	C11				
					S18	S18	S	S	S				
*	Zoo Animal Breeding Facility	P16	P16		P16								

B. Development conditions."

Beginning on page 151, strike lines 3039 through 3059, and insert:

"27.a. Required for all new, modified or expanded fossil fuel facilities. Modification or expansion includes, but is not limited to:

(1) new uses or fuel types within existing facilities;

(2) changes to the type of refining, manufacturing or processing;

(3) changes in the methods or volumes of storage or transport of raw materials or processed products;

(4) changes in the location of the facilities on-site;

(5) replacement of existing facilities;

(6) increases in power or water demands; or

(7) increases in production capacity.

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

c. As part of permit application submittal for new, modified or expanded fossil fuel facilities, the applicant shall submit the following documentation:

22 (1) an inventory of similar existing facilities in King County and neighboring
23 counties, including their locations and capacities;

24 (2) a forecast of the future needs for the facility;

25 (3) an analysis of the potential social and economic impacts and benefits to
26 jurisdictions and local communities receiving or surrounding the facility;

27 (4) an analysis of alternatives to the facility, including location, conservation,
28 demand management and other strategies;

29 (5) an analysis of economic and environmental impacts, including mitigation, of any
30 similar existing facilities and of any new site(s) under consideration as an alternative to
31 expansion of an existing facility;

32 (6) an extensive public involvement strategy which strives to effectively engage a
33 wide range of racial, ethnic, cultural, and socio-economic groups, including communities that are
34 the most impacted; and

35 (7) considered evaluation of any applicable prior review conducted by a public
36 agency, local government or stakeholder group.

37 d. As part of permit application submittal, a greenhouse gas impact analysis shall be
38 prepared by the applicant for all proposals for new, modified, or expanded fossil fuel facilities.

39 The results of this analysis shall be used to identify and mitigate the impacts of such facilities.

40 e. New, modified or expanded fossil fuel facilities shall:

41 (1) not be located within one thousand feet from any schools, medical care facilities,
42 or places of assembly that have occupancies of greater than one thousand persons;

43 (2) not be located within two hundred fifty feet from a regulated wetland or aquatic
44 area, except when a larger buffer is required under K.C.C. chapter 21A.24, the buffer in K.C.C.

45 chapter 21A.24 shall apply;

46 (3) maintain an interior setback of at least two hundred feet;

47 (4) store fossil fuels completely within enclosed structures, tanks or similar facilities;

48 and

49 (5) be accessed directly to and from an arterial roadway."

50

51 On page 152, after line 3061, insert:

52 "29.a. Before filing an application with the department, the applicant shall hold a

53 community meeting in accordance with K.C.C. 20.20.035.

54 b. As part of permit application submittal for non-hydroelectric generation facilities,

55 the applicant shall submit the following documentation:

56 (1) an inventory of similar existing facilities in King County and neighboring

57 counties, including their locations and capacities;

58 (2) a report demonstrating that the facility would serve a significant portion of the

59 county, metropolitan region or is part of a statewide or national system;

60 (3) a forecast of the future needs for the facility;

61 (4) an analysis of the potential social and economic impacts and benefits to

62 jurisdictions and local communities receiving or surrounding the facility;

63 (5) an analysis of alternatives to the facility, including location, conservation,

64 demand management and other strategies;

65 (6) an analysis of economic and environmental impacts, including mitigation, of any

66 similar existing facilities and of any new site(s) under consideration as an alternative to

67 expansion of an existing facility;

68 (7) an extensive public involvement strategy which strives to effectively engage a
69 wide range of racial, ethnic, cultural and socioeconomic groups, including communities that are
70 the most impacted; and

71 (8) considered evaluation of any applicable prior review conducted by a public
72 agency, local government or stakeholder group.

73 c. As part of permit application submittal, a greenhouse gas impact analysis shall be
74 prepared by the applicant. The results of this analysis shall be used to identify and mitigate the
75 impacts of such facilities."

76

77 In Attachment A, on page 56, line 1486, after "**impacts**" strike "**in the siting**"

78

79 In Attachment A, on page 56, line 1487, after "**facilities.**" insert "**The Equity Impact Review**
80 **should take into consideration the potential effects of a new, modified or expanded fossil fuel**
81 **facility on the health of a population, and how those effects may be different within a population.**"

82

83 In Attachment A, on page 56, after line 1501, insert:

84 "**F-344i Local distribution companies that convey fossil fuels in King County shall**
85 **prepare and submit a greenhouse gas impact analysis when applying for a**
86 **new utility franchise agreement or an extension or renewal of an existing**
87 **utility franchise agreement.**"

88

89 In Attachment A, page 80, after line 2196, insert:

90

91 "**Action 20: Fossil Fuel Facilities Risk Bonds.** As part of the 2020 Comprehensive Plan update, policies
92 and regulations related to fossil fuel facilities were adopted. More work is needed to address the potential
93 impacts of fossil fuels and fossil fuel facilities and related uses on the environment and human health. To
94 accomplish this, this Workplan Action item directs:

- 95 A. Preparation of a Fossil Fuel Risk Bond evaluation, that will include, at a minimum:
- 96 1. An economic risk assessment of fossil fuel facilities and related uses, and climate change.
- 97 The assessment shall include recommended policy language or development regulations
- 98 that directs an update to this evaluation on a periodic basis when significant new
- 99 information is available, and shall quantify the expected annualized costs to County
- 100 finances, the County's economy, and County households over the next fifty years
- 101 associated with several categories of risks:
- 102 a. For fossil fuel facilities and related uses, the assessment shall address risks
- 103 associated with catastrophic explosions of storage and transfer facilities, refineries,
- 104 oil and gas train derailments, gas pipeline ruptures and explosions, fuel tanker
- 105 spills and explosions, pollution of air and water, brownfields, and abandoned
- 106 infrastructure.
- 107 b. For climate change, the assessment shall address economic risks associated with
- 108 changes in the frequency and severity of wildfires, floods, storms, drought,
- 109 infestations of exotic diseases and pests, and other natural hazards. The assessment
- 110 shall also address costs associated with the implementation of climate action
- 111 policies and plans, as well as investing in adaptation measures.
- 112 2. An evaluation of the adequacy of existing financial assurance mechanisms in reducing
- 113 the County's economic and financial risks associated with fossil fuel facilities and related
- 114 uses, and climate change. Title 27A of the King County Code, "Financial Guarantees"
- 115 already contains mechanisms for obtaining financial assurances before attempting
- 116 potentially dangerous development activity. However, there is currently no language in
- 117 Title 27A that requires financial assurances specifically for fossil fuel facilities and related
- 118 uses. Such measures could include surety and performance bonds, letters of credit, third
- 119 party trust funds, insurance, corporate guarantees, and others. The evaluation shall
- 120 compare risk exposure for the County, with the maximum likely coverage of that risk by
- 121 these mechanisms, and shall include recommendations for additional financial
- 122 assurances or other measures that need to be adopted to minimize risks.
- 123 B. Drafting and transmittal of any necessary legislation that establishes or modifies Comprehensive
- 124 Plan policies and development regulations, that will implement the recommendations of the
- 125 Fossil Fuel Risk Bond evaluation.
- 126 • Timeline: The Fossil Fuel Risk Bond evaluation and any necessary legislation making
- 127 Comprehensive Plan and/or King County Code changes shall be transmitted to the Council for
- 128 consideration by June 30, 2022.
- 129 • Outcomes: The Executive shall file with the Council the Fossil Fuel Risk Bond evaluation and, if

130 warranted, a proposed ordinance(s) with recommended code and/or policy updates.

- 131 • Leads: Office of Performance, Strategy and Budget, Department of Natural Resources and Parks,
132 and Department of Local Services - Permitting Division.

133 **Action 21: Greenhouse Gas Mitigation.** As part of the 2020 Comprehensive Plan update, policies and
134 regulations related to fossil fuel facilities and resident and business resiliency to climate change impacts
135 were adopted. However, further work is necessary to reduce climate impacts, by mitigating the
136 greenhouse gas emissions that drive those impacts. Policy E-215 of the Comprehensive Plan requires all
137 projects being evaluated under the State Environmental Policy Act (SEPA) to be evaluated for
138 greenhouse gas emissions, and also allows the County to exercise its substantive authority to mitigate for
139 these emissions, but only after mitigation standards have been adopted by ordinance. In order to
140 establish standards to begin mitigating emissions from development, this Workplan Action item directs:

141 A. Updating the county's greenhouse gas emissions worksheet to include best available emissions
142 factors and other data, and to be able to evaluate emissions from a wide range of project types.
143 The worksheet shall, at a minimum, be capable of evaluating induced demand and all scope one
144 and scope two emissions from the construction and use, as well as embodied scope three
145 emissions from construction materials such as cement, asphalt, and steel.

146 B. Completion of a study evaluating options for implementing greenhouse gas mitigation from all
147 development projects requiring SEPA review, as allowed in Comprehensive Plan Policy E-215.

148 C. If warranted, drafting and transmittal of a proposed ordinance(s) that adopts the updated
149 greenhouse gas worksheet and establishes or modifies Comprehensive Plan policies and
150 development regulations to implement standards for greenhouse gas mitigation in accordance
151 with Policy E-215.

- 152 • Timeline: The updated greenhouse gas emissions worksheet and the greenhouse gas mitigation
153 study, and a proposed ordinance(s) making Comprehensive Plan and/or King County Code
154 changes shall be transmitted to the Council for consideration by June 30, 2022.

- 155 • Outcomes: The Executive shall file with the Council the updated greenhouse gas worksheet,
156 greenhouse gas mitigation study and, if warranted, a proposed ordinance(s) with recommended
157 code and/or policy updates.

- 158 • Leads: Department of Natural Resources and Parks, and Department of Local Services –
159 Permitting Division."

160
161 **EFFECT: Modifications the Comprehensive Plan Policies and King County Code**
162 **development regulations to:**

- 163 1. Add additional development conditions for fossil fuel facilities that would require a
164 preapplication community meeting and additional documentation at permit
165 submittal on the public involvement process used by the applicant and on the
166 community benefits and impacts of the proposed facility.
167 2. Add additional development conditions for non-hydroelectric generation facilities
168 that would require a preapplication community meeting and additional
169 documentation at permit submittal on public involvement process used by the
170 applicant and the community benefits and impacts of the proposed facility.
171 3. Clarify that the Equity Impact Review should include consideration of the potential
172 effects of fossil fuel facility on the health of a population.
173 4. Add an additional policy requiring local distribution companies that convey fossil
174 to submit a greenhouse gas analysis for new, extended or renewed franchise
175 agreements.
176 5. Add two Workplan Action Items:
177 a. Action 20 would require a Fossil Fuel Risk Bond evaluation.
178 b. Action 21 would require an update to the county's greenhouse gas emissions
179 worksheet and a plan to implement mitigation for greenhouse gas emissions
180 for development proposals.
181

182 *The amendment would change the policies from striking amendment S3 as follows:*

183
184 F-344g Results from the King County Equity Impact Review Tool shall be used as an
185 important consideration to identify and mitigate impacts (~~(in the siting)~~) of new,
186 modified, or expanded fossil fuel facilities. The Equity Impact Review should take
187 into consideration the potential effects of a new, modified or expanded fossil fuel
188 facility on the health of a population, and how those effects may be different within
189 a population.