

OVERVIEW OF POTENTIAL CHANGES IN STRIKING AMENDMENT S2 TO PROPOSED ORDINANCE 2019-0413 MAY 4, 2020

As part of this public notice, the Mobility and Environment Chair has issued Striking Amendment S1. This is in place of a Mobility and Environment Committee recommended version of the legislation, due to the cancellation of Council Committees related to COVID-19. The Mobility and Environment Chair expects that additional changes will be proposed in an updated Striking Amendment S2 at the full Council public hearing on June 9, 2020. This document describes the potential changes between S1 and S2. All proposed and conceptual amendments can be found [here](#).

Topic	Potential Changes in S2
Four-to-One program and Growth Management Planning Council /Urban Growth Area Changes Changes in King County Comprehensive Plan (KCCP) Chapter 1 and 2, King County Code (K.C.C.) Title 20	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifications to how the Executive and Council can work together when there is not agreement on whether to support the proposal. • Modifications to whether annexation should be required as a condition for approving the 4:1 proposal when the proposal is adjacent to a City or Town. • Modifications to the allowance for roads to cross Rural Area, Natural Resource, and Open Space lands to protect critical areas or provide other ecological benefit. • Modifications to whether to allow a reduced open space rate for high value conservation properties. • Modifications to the new evaluation criteria related to public access and efficient management, and whether those should be required or viewed favorably.
Transfer of Development Rights (TDR) Program Changes in KCCP Chapter 3, K.C.C. Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Removing or modifying allowance for Transfer of Development Rights to be used for affordable housing and sale of Transfer of Development Rights at below market rate when used for affordable housing.
Non-Resource Industrial Uses in the Rural Area	Potential revisions in S2 include: <ul style="list-style-type: none"> • All changes to this section of the KCCP removed from the Proposed Ordinance.

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Changes in KCCP Chapter 3	
Agricultural Production Districts (APDs) and Public Infrastructure Changes in KCCP Chapter 3	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying mitigation allowances. One option is: mitigation for any intrusion into the APD is required, within the same APD (acquisition of land), or at a 3 to 1 ratio, where 1 acre must be acquisition of land, and 2 acres can be a combination of acquisition and restoration of unfarmed land within an APD.
Cottage Housing Changes in K.C.C. Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying the proposed façade requirements.
Accessory Dwelling Units (ADUs) Changes in K.C.C. Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Adding allowance for townhouses to have ADUs. • Modifications to the maximum square footage, including the allowance for basements to be excluded from the maximum square footage size and the allowance for 1,000 square feet of unheated area. • Modification to exemption for ADUs from school impact fees.
Accessory Living Quarters (ALQs) Changes in K.C.C. Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifications to the maximum square footage, including the allowance for 1,000 square feet of unheated area.
Sea Level Rise/ Climate Change/ Greenhouse Gas Mitigation Changes in KCCP Chapter 5, K.C.C. Title 20 and Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying policy to encourage the County to implement regulations to mitigate and increase resiliency to the anticipated impacts of climate change, including sea level rise, changes in rainfall patterns, changes in flood volumes and frequencies, changes in temperature, and impacts to forests. • Modifying existing policy to require mitigation of the loss of carbon sequestration as a result of forest conversions. • Adding a Workplan Action item to direct the Executive to transmit a proposed ordinance to implement that policy by June 30, 2022.
Fossil Fuel Facilities Changes in KCCP Chapter 3 and Chapter 9, K.C.C. Title 21A	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying how consumer scale renewable energy systems are defined and regulated • Modifying how the fossil fuel facilities policies and regulations impact local distribution companies.
Community Subarea Plan Subarea Planning	Potential revisions in S2 include:

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Changes in KCCP Chapter 11 and Chapter 12, K.C.C. Title 20	<ul style="list-style-type: none"> • Broadening the scope of Community Subarea Plan subarea planning to cover locally-specific topics identified through a scope of work developed by the community and the County • Prescribing the use of equity tools during the development of the plan and community engagement, including use of the county's impact review tool, community engagement guide and language access • Establishing a performance measures and evaluation system for subarea planning and to monitor implementation of plans • Addressing the completion of and modifying timelines for the Skyway-West Hill and North Highline subarea plans to address delays and changes in the subarea plan process resulting from these revisions
Workplan Action Items Changes in KCCP Chapter 12, K.C.C. Title 20	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying Action 1 to require that for each Subarea Plan, a scope of work is developed for each geography that identifies the topics to be covered, and the Equity Impact Review tool will be used to develop the scope of work and the plan. Also requires performance measures and annual evaluation be included. • Modifying how Workplan action items can be added or modified in midpoint updates
Map Amendments Changes in K.C.C. Title 21A Changes in Attachment D (Land Use and Zoning Map Amendments) and Attachment G (Skyway-West Hill Land Use and Zoning Map Amendments)	Potential revisions in S2 include: <ul style="list-style-type: none"> • Potential substantive changes for Map Amendment 2 depending on final agreement with City of Woodinville • Potential substantive changes for Skyway-West Hill Map Amendments
Maps in KCCP – Attachment A Changes throughout KCCP	Potential revisions in S2 include: <ul style="list-style-type: none"> • Modifying the in-text maps within the KCCP to reflect other changes made by the 2020 KCCP update: <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

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<p>Phased Adoption of 2020 Update</p> <p>Changes throughout Proposed Ordinance, all Attachments, and existing KCCP policies in Chapter 12 and K.C.C. Title 20</p>	<p>In the event that the June 9, 2020 public hearing must be held remotely to comply with the Washington State Governor's Declaration 20-28 (or as amended) regarding the Open Public Meetings Act, then the Council may considering a phased approach for consideration to the 2020 update to the 2016 King County Comprehensive Plan. This could include:</p> <ul style="list-style-type: none"> • Splitting the 2020 update into a two-phase (or more) adoption, with the first phase addressing those topics and issues that are necessary to be adopted by June 2020, and a second phase for remaining topics that can be delayed and adopted in June 2021 or as part of the 2024 update. • Modifying the Proposed Ordinance (including attachments) to remove those topics that can be considered for adoption in 2021 or 2024. • Modifying KCCP Chapter 12, and K.C.C. Title 20 (and any cross references) to allow the 2020 update to be adopted in two phases.