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King County

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

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

September 12, 2018

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

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

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

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

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

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

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

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

63
64 In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes
65 other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the
66 establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility
67 of ~~((upzoning))~~ zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific
68 areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an
69 area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site
70 Specific Land Use Amendments⁵ and Zone Reclassifications,⁶ which are site specific processes that involve
71 County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a
72 decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with
73 amendments during the Plan update process.

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

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

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

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

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

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

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

99

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

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

107

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

109

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

114

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

117

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

125

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

128

129 **R-683** King County may update the Mineral Resources Map to identify additional
130 Potential Mineral Resource Sites only during the ~~((four))~~eight-year
131 Comprehensive Plan amendment cycle or as part of a midpoint update.

132

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

135

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

158

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

160

161 The Strategic Plan for Road Services defines the vision and mission for the King County Department of
162 Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the
163 response to the many complex challenges, including two trends that have had significant impacts on the county's

164 road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced
165 the urban unincorporated area and therefore the tax base that supports the unincorporated road system has
166 shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is ~~((developed))~~
167 completed, Road Services Division’s responsibilities will likely focus almost entirely on the Rural Area and
168 Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in
169 Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the
170 consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King
171 County road system through focused investment of available resources to facilitate the movement of people,
172 goods and services, and respond to emergencies.

173

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

176

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

187

188

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

191

192 **A. Planning Framework and Geography**

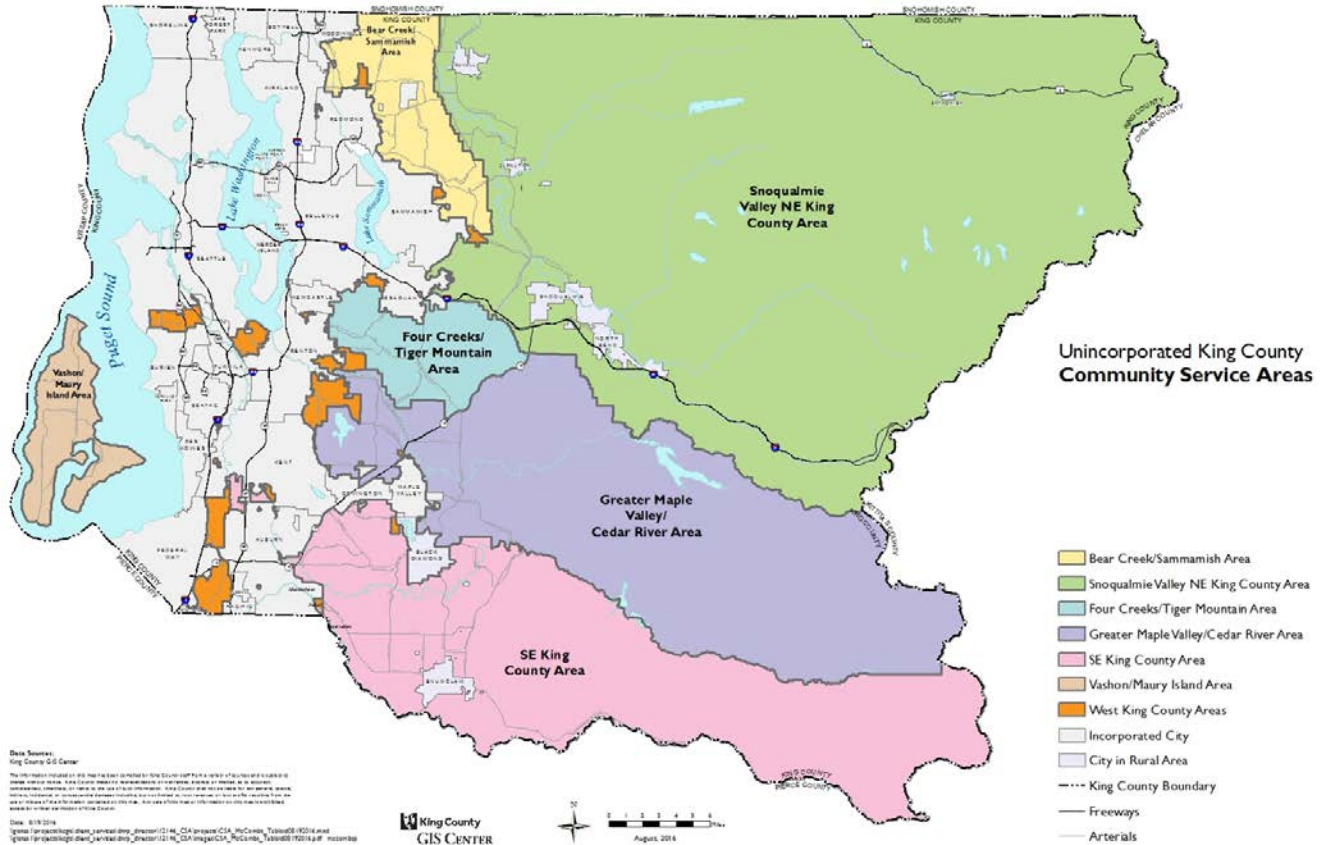
193 Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County’s seven Community
194 Service Areas will be used as the framework for subarea plans created and amended from that point forward.
195 Subarea plans will be developed for the six rural Community Service Areas, and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

198

199 There are a number of key benefits to defining subarea planning boundaries to be coterminous with the
200 Community Service Area boundaries. This structure organizes the County’s unincorporated planning area into

201 fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon.
 202 Using the Community Service Area boundaries also aligns land use planning with other county services and
 203 programs thereby increasing consistency between planning and public service delivery. Finally, since the last
 204 round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean
 205 some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional,
 206 rather than local, planning role in those areas.
 207
 208

Figure: Community Service Areas Map



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

Community Service Area	<i>Includes parts of the following former Community Planning Areas</i>
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie

Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish
Vashon / Maury Island	Vashon
West King County Areas (<i>unincorp. urban</i>)	Portions of 10 Community Planning Areas

216

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

225

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

232

233 **B. Planning Schedule**

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

243

244 ((

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

245))

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

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

247

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

249

250 For each of the Community Service Area subarea planning processes, the subarea plans included in Motion
 251 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This
 252 includes the following adopted scopes of work:

Study in Motion 14351	Community Service Area
<p>Snoqualmie Pass Subarea Plan:</p> <p>Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>
<p>((Vashon Subarea Plan: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic vitality and quality of life of its residents, and have included the outreach with the local community in their development.</p>	<p>West King County CSA — Vashon-Maury Island CSA))</p>
<p>Highline Subarea Plan:</p> <p>Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan:</p> <p>Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	<p>Four Creeks/Tiger Mountain CSA</p>

253
 254 The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current
 255 and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better
 256 understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea
 257 trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger

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

262
263 In consideration of the restructure of the subarea planning program adopted in 2018, the County will evaluate
264 initiating a performance audit of the program once the restructure has been implemented, by adding a
265 requirement to the King County Auditor's work plan during the 2021-2022 biennium. Additionally, following
266 the completion of the first thirteen-year subarea planning cycle, the subarea planning schedule for developing
267 and adopting updates to the subarea plans moving forward will be reviewed as part of the 2031 major
268 Comprehensive Plan update. This review will include evaluation of whether the subarea plan update schedule
269 and process can be condensed from its current thirteen-year planning cycle.

271 **C. Background**

272 Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King
273 County. The first generation of community plans, substantially completed by 1984, were used to implement the
274 county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital
275 projects (primarily roads and parks) for each planning area. The second generation of community plans, from
276 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example
277 low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban
278 residential densities, and development guidelines for major urban activity centers such as Kenmore) that were
279 carried over to the 1994 King County Comprehensive Plan.

280
281 Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the
282 comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive
283 plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled
284 out the relationship between the comprehensive plan and community plans and directed the county to review
285 community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community
286 plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant
287 (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and
288 should be readopted as part of the comprehensive plan.

289
290 Although the majority of the community plans ~~((except for West Hill and White Center))~~ are no longer in effect
291 as separately adopted plans,¹ in many cases the published plan documents contain valuable historical
292 information about King County's communities and other information that provides background for the policies

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

293 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect.
294 The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service
295 Area subarea plans as they are adopted.
296

297 ***In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39,***
298 ***amend policy as follows:***
299

300 **VII. West King County Area**

301
302 As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is
303 comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth
304 Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle((-)) and
305 Renton(~~(, Kent, Redmond and Sammamish)~~). In addition, there are over *one hundred* other smaller areas that are
306 affiliated with or adjacent to Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.
307

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

315 **Background**

316 The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA
317 consists of separate unincorporated areas that were once part of larger areas with their own community
318 plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and
319 piecemeal annexations since the community planning process began in the mid-1980s.
320

321 The West Hill Community Plan and White Center Community Plan, applying to portions of the original
322 Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center
323 in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already
324 incorporated as part of the 1994 King County Comprehensive Plan.
325

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

327 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and
328 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted

329 separately from their implementing area zoning. After these experiences, the county decided to adopt both
330 together to avoid going through essentially the same decisions twice for each community. The City of Federal
331 Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the
332 Federal Way Community Plan or its amendments are readopted.
333

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

335 Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area.
336 Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal
337 fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the
338 historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the
339 West King County Community Service Areas. This means that the general annexation policies in the
340 comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.
341

342 The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the
343 historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King
344 County Community Service areas. This means that the general annexation policies in the comprehensive plan, as
345 well as the Four Creeks/Tiger Mountain area policies are relevant to this area.
346

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

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

359 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the
360 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.
361

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

363 The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the
364 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.
365

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

376
377 ***In Chapter 12 Implementation, Amendments and Review, starting on page 12-1,***
378 ***amend text as follows:***

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

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

379

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

382
 383 The Comprehensive Plan amendment process includes an annual cycle, a midpoint cycle, and ~~((a four))~~an
 384 eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes and
 385 adoption of CSA subarea plans. The ~~((four-year))~~eight-year cycle is designed to address amendments that
 386 propose substantive changes. The midpoint update is an optional process that allows for consideration of a
 387 smaller range of substantive changes, but only if initiated by motion. This amendment process, based on a
 388 defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives
 389 to work. By allowing annual update and midpoint update amendments, the process provides sufficient flexibility
 390 to account for technical adjustments or changed circumstances. The process requires early and continuous
 391 public involvement and necessitates meaningful public dialogue.

392
 393 King County has established a docket process to facilitate public involvement and participation in the
 394 Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing
 395 changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or
 396 other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed
 397 amendment. Docket forms are available via the King County website.

398
 399 **I-201 The amendment process shall provide continuing review and evaluation of**
 400 **Comprehensive Plan policies and development regulations.**

401
 402 **I-202 Through the amendment process, King County Comprehensive Plan policies and**
 403 **supporting development regulations shall be subject to review, evaluation, and**
 404 **amendment according to an annual cycle, a midpoint cycle, and ~~((a four))~~ an**
 405 **eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

406
 407 **I-203 Except as otherwise provided in this policy, the annual cycle shall not consider**
 408 **proposed amendments to the King County Comprehensive Plan that require**
 409 **substantive changes to Comprehensive Plan policies and development**
 410 **regulations or that alter the Urban Growth Area Boundary. Substantive**
 411 **amendments may be considered in the annual amendment cycle only if to**
 412 **consider the following:**
 413 **a. A proposal for a Four-to-One project that changes the Urban Growth**
 414 **Area Boundary;**
 415 **b. An amendment regarding the provision of wastewater services to a Rural**
 416 **Town. Such amendments shall be limited to policy amendments and**
 417 **adjustments to the boundaries of the Rural Town as needed to**
 418 **implement a preferred option identified in a Rural Town wastewater**
 419 **treatment study;**

- 420 c. Amendments necessary for the protection and recovery of threatened
- 421 and endangered species; ~~((or))~~
- 422 d. Adoption of Community Service Area subarea plans;
- 423 e. Amendments to the workplan, only as part of the 2018 subarea planning
- 424 restructure; or
- 425 f. Amendments to update the Comprehensive Plan schedule to respond to
- 426 adopted ordinances to improve alignment with the Growth Management
- 427 Act, multicounty and countywide planning activities.

428

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

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

431 cycle, proposed amendments relating to substantive changes to Comprehensive

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

433 Growth Area Boundary in accordance with applicable provisions of Countywide

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

435 amendments to the Urban Growth Area boundary may also be considered at the

436 midpoint of the eight-year update cycle, but only if authorized by motion.

437

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

439 *amend text and policy as follows:*

440

441 **III. Review and Evaluation**

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

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

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

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

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

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

448

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

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

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

452 the following:

- 453 • Urban densities;
- 454 • Remaining land capacity;
- 455 • Growth and development assumptions, targets, and objectives;

- 456 • Residential, commercial, and industrial development;
- 457 • Transportation;
- 458 • Affordable housing;
- 459 • Economic development; and
- 460 • Environmental quality.

461

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

465

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

468

469 **VI. 2016 Comprehensive Plan Workplan**

470 A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have
471 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks
472 were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016
473 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in
474 conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and
475 other core regional planning and implementation activities. Each Workplan item includes a summary
476 description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County
477 Comprehensive Plan, as part of the restructure adopted in Ordinance XXXXX (Proposed Ordinance 2018-
478 0153) and Motion 15142, the County modified the structure of the King County Comprehensive Plan
479 review cycle, to include a comprehensive update every eight years, as well as potential annual and
480 midpoint updates. As part of this review, Workplan items were amended to reflect this restructure, and to
481 add direction for future updates to the Comprehensive Plan, including a 2020 update.

482

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

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

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

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

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

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

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

530
531

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

- 543 • *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot
544 Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so
545 as to inform the King County 2019-2020 Biennial Budget.
- 546 • *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity
547 Funding Pilot Project Report recommending process and funding levels relative to Transferrable of
548 Development Rights used in development projects. The report shall include identification of any
549 necessary recommended amendments to the Comprehensive Plan and King County Code. The
550 Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and
551 King County Code as part of the 2020 Comprehensive Plan update.
- 552 • *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with
553 the Councilmember office(s) representing the pilot project community throughout the process.

554

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

560

561 This Workplan item will do the following:

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

591 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive
592 Plan includes new policy direction that may need updates in the King County Code in order to be implemented
593 before the (~~2020~~) 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the
594 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the
595 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The
596 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to
597 reflect court rulings and current case law.

- 598 • *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will
599 inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,
600 2019.
- 601 • *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016
602 Comprehensive Plan Implementation Report and the code update ordinance(s).
- 603 • *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance
604 Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's
605 Office.
606

607 **Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary
608 and permanent alternative housing models to address the issues of homelessness and affordable housing in the
609 Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can
610 inform a larger demonstration project under King County Code on alternative housing models in unincorporated
611 King County. Based on what the County learns from the experience of pilots across the region, the County
612 should pursue a larger demonstration project that looks at a broader range of temporary and permanent
613 alternative housing models under its land use authority.
614

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

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

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

640 • *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King
641 County Council, Department of Community and Human Services, Department of Permitting and
642 Environmental Review, Public Health, and Office of Performance Strategy and Budget.
643

644 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive
645 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King
646 County. In order to give the Council additional time to consider these proposed changes and to address the
647 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will
648 be further developed through this work plan item.
649

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

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

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

663 • *Leads:* The King County Council will convene an interbranch team comprised of at least King County
664 Council staff, the Department of Permitting and Environmental Review, the Department of Natural
665 Resources and Parks, and the Office of Performance Strategy and Budget.
666

667 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that
668 allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In
669 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban
670 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and
671 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will

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

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

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

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

688

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

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

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

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

705

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

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

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

720
721 **Action 11: Bicycle Network Planning Report.** The Puget Sound Regional Council has identified a regional
722 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation
723 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs
724 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.

725
726 This Workplan item directs the King County Department of Transportation, in coordination with the
727 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to
728 evaluate and report on how to enhance the bicycle network within unincorporated King County and address
729 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;
730 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report
731 will include:

- 732 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as
733 addressing bicycle facility provisions in:
 - 734 o roadway designs and standards, including lighting standards,
 - 735 o plat approvals,
 - 736 o commercial developments,
 - 737 o parks & trails planning, and
 - 738 o transit planning and access to transit.
- 739 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
740 the City of Seattle, for opportunities to connect to King County planning and active transportation
741 facilities.
- 742 c. Working with stakeholders for identification of needs and areas for possible improvements.

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

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

747

748 • *Lead:* Department of Transportation.

749

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

756

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

762

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

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

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

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

775

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

783 focus on future development that would use permit exempt wells as their source of potable water. This system
784 will be implemented through amendments to the King County Comprehensive Plan and development
785 regulations. The County will engage in a Water Availability and Permitting Study to address these and related
786 issues. This study will analyze methods to accommodate current zoning given possible water availability issues
787 and will look at innovative ways to accommodate future development in any areas with insufficient water by
788 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.
789

- 790 • *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;
791 final report, with necessary amendments, will be transmitted to the Council by ~~((July 1))~~ December 31,
792 2018. This report may inform the scope of work for the ~~((next major))~~ 2020 Comprehensive Plan
793 update.
- 794 • *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County
795 practices related to ensuring availability of water within the Comprehensive Plan and determining the
796 adequacy of water during the development permit process.
- 797 • *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental
798 Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting
799 Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed
800 improvement districts, and non-governmental organizations.

801
802

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

- 813 • *Timeline:* A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the
814 Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt
815 the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration
816 by September 28, 2019. The Council shall have until June 28, 2020 to adopt the 2020 Comprehensive
817 Plan update.
- 818 • *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan
819 update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or
820 amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to
821 implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall

822 proceed as established by the approved motion. The Executive shall then file with the Council the
823 proposed 2020 Comprehensive Plan update by September 28, 2019. The Council shall have until June
824 28, 2020 to adopt the 2020 Comprehensive Plan update.

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

827

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

- 836 • Timeline: The Department will report to the PRE Committee or its successor at least annually.
- 837 • Outcomes: The Department of Local Services shall coordinate with the Regional Planning Unit
838 and other departments to inform the 2020 Comprehensive Plan Update, and will brief the PRE
839 Committee at least annually.
- 840 • Leads: Department of Local Services, in coordination with the Regional Planning Unit of
841 Office of Performance, Strategy and Budget.

842

843 **Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP-
844 103, is to be actively sought out throughout the development, amendment, and implementation of the
845 Comprehensive Plan. The Plan, and various iterations before final adoption, are posted online in order
846 to be accessible to the public, and active outreach efforts during plan updates seek to reach a wide
847 range of County residents. However, such a lengthy document with many complex regulatory
848 requirements can be difficult to navigate and understand. To make the Comprehensive Plan and
849 relevant sections in King County Code Title 20 more reader-friendly and accessible to a wider
850 audience, redundancies and excess detail should be minimized. This workplan item will initiate the
851 process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20 over
852 the next several years, with the goal of becoming shorter, easier to understand, and more accessible to
853 the general public. This review will consider: removal of text or policies that are redundant and/or
854 repetitive within the plan; removal of text or policies that are redundant to other existing plans and
855 policy documents; removal of outdated text or policies; removal of text or policies that are at a level of
856 detail that is more appropriate for functional plans, implementation plans, development regulations,

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

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

868
869

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

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

878

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

885

886 **Action ((14)) 17: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential**

887 **Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide
888 Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area
889 expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards
890 annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and
891 Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to
892 address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where
893 annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to

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

897

898 **Action ((15)) 18: Review the Four-to-One Program.** The County's Four-to-One Program has been very
899 effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open
900 space. This is done through discretionary actions by the County Council, following a proposal being submitted
901 by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of
902 the program; these have included possible conversion of urban zoning for lands not contiguous to the original
903 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer
904 of development rights, providing increased open space credit for preserved lands with high ecological value (such
905 as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands),
906 and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the
907 potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning
908 Council would review the Four-to-One program and determine whether changes to the existing program should
909 be implemented that will strengthen the program and improve implementation of the Comprehensive Plan,
910 including evaluation of the proposals listed above.

911

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

922

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

925

926 **Area Zoning and Land Use Study**

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

933

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

935

936 **Community Service Area Subarea Plan**

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

950

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

953

954 **Public Review Draft**

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

960

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

962

963 **Subarea ((Planning)) Plans**

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

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

975

976 **Subarea Study**

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