

COUNCILMEMBER: Zahilay, McDermott

Problem Statement/Issue: The King County Comprehensive Plan (KCCP) includes a Community Service Area (CSA) subarea planning program, which is described in Chapters 11 and 12. The Council is interested in restructuring the program.

Property Information:

- N/A

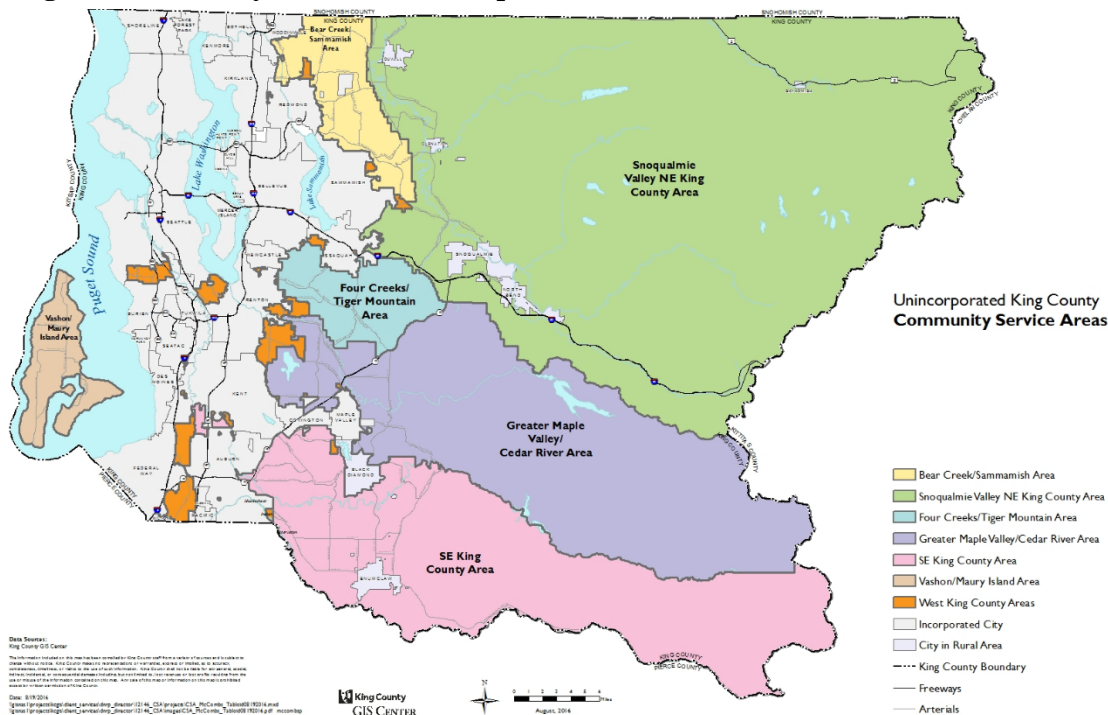
Background Information: The current adopted KCCP describes the program in Chapter 11 and Chapter 12:

A. Planning Framework and Geography

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

There are a number of key benefits to defining subarea planning boundaries to be coterminous with the Community Service Area boundaries. This structure organizes the County's unincorporated planning area into fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon. Using the Community Service Area boundaries also aligns land use planning with other county services and programs thereby increasing consistency between planning and public service delivery. Finally, since the last round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional, rather than local, planning role in those areas.

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

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

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process.

B. Planning Schedule

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

Schedule of Community Service Area Subarea Plans

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

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

For each of the Community Service Area subarea planning processes, the subarea plans included in Motion 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This 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>	Snoqualmie Valley/Northeast King County CSA
<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>	West King County CSA – North Highline
<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</p>	Four Creeks/Tiger Mountain CSA

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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.	
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The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a Community Service Area outside of the planning cycle, the cycle may be adjusted.

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

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Action 1: Implementation of the Community Service Area Subarea Planning Program. Under the direction of the Department of Permitting and Environmental Review, King County 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 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, 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.

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- *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.

AMENDMENT CONCEPT: Amend the CSA subarea planning program in one or more of the following ways, or somewhere between the existing language and the concepts described here:

1. Plan Topics: The topics covered in the CSA subarea plans could be modified to encompass more than land use and built environment issues. A scope of work established with the community could be added to narrow the focus of the plan to those that are prioritized by the community and County.
2. Plan Schedule: The schedule described in Chapter 11 of the KCCP could be modified to allow additional time for completion of Skyway-West Hill and North Highline Subarea Plans for transmittal to Council in June 2021, to recognize the delay caused by COVID-19 and to align the 8-year update deadline with recently updated GMA-mandated deadline of 2024.
3. Community Engagement: Language could be added to specify in how community engagement is completed through plan development, particularly with reference to use the Office of Equity and Social Justice's tools and resources related to Impact Review, Community Engagement, and Language Access.
4. Equity and Social Justice: Language could be added regarding Use the Office of Equity and Social Justice's tools and resources related to Impact Review, Community Engagement, and Language Access.
5. Implementation, Performance Measures & Evaluation: Language could be added requiring performance measures and evaluation for the subarea planning program or for individual subarea plans, and to monitor implementation of the subarea plans. Language could be added requiring the Department of Local Services to use the service partnership agreements as a way to monitor implementation of the subarea plans.
6. Skyway-West Hill and North Highline specific amendments: Language could be added that addresses how the Skyway-West Hill and North Highline subarea plans would be completed consistent with any other changes as part of this amendment.

Other changes that could be required if any of these amendment concepts are adopted include:

- Updating Chapter 12 of KCCP lead-in text to reflect what is adopted in the Skyway-West Hill PAA (planning history, the current West Hill Community Plan, adoption of the Skyway-West Hill Land Use Strategy and future work).
- Updating Code to reflect what is adopted in the Skyway-West Hill PAA (adoption of the Skyway-West Hill Land Use Strategy and future work, the current West Hill Community Plan)
- Modifying pedestrian-oriented commercial development SDO related to uses and façade standards.
- Modifying and/or excluding Skyway-West Hill map amendments.