



King County

~~EXECUTIVE RECOMMENDED PLAN~~

**2020 Update**

**~~\_to the 2016 King County Comprehensive Plan, as adopted by  
Ordinance 18427, and as amended by Ordinance 18623 and Ordinance  
18810~~**

~~September 2019~~

**2017 Vashon-Maury Island Community Service Area Subarea Plan**

July 2, 2020

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*In the Cover Letter, on the second page, amend as follows:*

Looking forward, the State, local jurisdictions, and regional partners will soon be reviewing the required timelines for comprehensive plan updates and how that relates to timing of growth forecasts, Buildable Lands Reports, updates to the multicounty planning policies and growth allocations, and updates to countywide planning policies and growth targets. The County will be involved in this work and will determine how it affects our own Comprehensive Plan ((~~update cycle~~)) ~~updates~~update schedule to ensure alignment with the broader growth management framework timelines. Review of the King County Comprehensive Plan ((~~update cycle~~)) update process will also evaluate scheduling major updates in odd calendar years, in consideration of the County's biennial budget cycle.<sup>1</sup>

1 The work to review the Comprehensive Plan update schedule was completed in 2018 and 2020, through Ordinance 18810 and this ordinance.

*In the Executive Summary, on page ES-6, amend as follows:*

## Plan Elements

### Chapters of the Comprehensive Plan

#### Chapter 1

##### **Regional Growth Management Planning**

King County's growth management policies and regulations are consistent and work in coordination with the Growth Management Act, Multicounty and Countywide Planning Policies, and other technical plans.

#### Chapter 2

##### **Urban Communities**

With the majority of King County residents living and working in the urban area, this chapter includes policies that guide urban development with the goal of creating healthy, sustainable communities.

#### Chapter 8

##### **Transportation**

Recognizing that availability of safe, accessible and efficient transportation options has significant implications for the quality of life of all county residents, this chapter addresses how King County will distribute investments equitably.

#### Chapter 9

##### **Services, Facilities & Utilities**

The provision of services, facilities and utilities should be concentrated in areas of density and at levels that can support existing and future demand. This chapter addresses how such crucial infrastructure should be developed.

Chapter 3

**Rural Areas and Natural Resource Lands**

King County's Rural Area and Natural Resource Lands are crucial for sustaining quality of life for county residents into the future. This chapter focuses on protecting these assets from urban development, promoting sustainable economic development and supporting rural communities.

Chapter 4

**Housing and Human Services**

The availability of adequate and affordable housing has become one of the most pressing issues facing King County today. This chapter contains policies regarding the provision of housing and services for all residents.

Chapter 5

**Environment**

King County's natural environment comprises various unique and valuable assets. This chapter contains King County's approach to environmental protection, conservation, restoration and sustainability.

Chapter 6

**Shorelines**

Shorelines require particular focus and management given both their immense value and fragility. This chapter contains King County's Shoreline Master Program, which aims to protect and conserve this unique natural resource.

Chapter 7

**Parks, Open Space & Cultural Resources**

This chapter addresses King County's approach to conserving and maintaining its expansive open space system, which includes numerous local and regional parks, and trails, and its cultural resources and historic properties.

Chapter 10

**Economic Development**

In its commitment to foster a prosperous, diverse and sustainable economy, the County recognizes that it must support actions and programs promote the success of both businesses and the workforce.

Chapter 11

**Community Service Area Subarea Planning**

This chapter includes policies that recognize the unique land use characteristics of particular unincorporated communities, provides significant historical context and describes the new subarea planning program.

Chapter 12

**Implementation(~~(-&))~~, Amendments & Evaluation**

This chapter describes how the policies should be implemented and monitored, major actions that will occur to implement the plan, the procedure for ~~((amending))~~ updating the plan and the role of zoning in the planning process.

**Appendices**

Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, financial plans and Urban Growth Area analysis required by the Growth Management Act. A set of technical appendices are adopted as part of the plan to meet Growth Management Act requirements.

**Regulations**

The King County Comprehensive Plan is implemented through adopted regulations, including the King County zoning Code and other Code titles. All development must meet the requirements of the Code.

*In Chapter 1 Regional Growth Management Planning, on page 1-4, amend as follows:*

**RP-102** King County shall actively solicit public participation from a wide variety of sources in its planning processes, including the development, ~~((amendment))~~ update, and implementation of its plans.

*In Chapter 1 Regional Growth Management Planning, on page 1-5, amend as follows:*

**RP-106      ~~((Except for Four-to-One proposals, ))~~ King County shall not ~~((expand))~~ amend  
the Urban Growth Area prior to the Growth Management Planning Council  
taking action on the proposed ~~((expansion-of))~~ amendment to the Urban Growth  
Area.**

**RP-107      King County shall not forward to the Growth Management Planning Council for  
its recommendation any proposed ~~((expansion-of))~~ amendment to the Urban  
Growth Area unless the proposal was:**

- a.      Included in the scoping motion for a King County Comprehensive Plan  
update;**
- b.      An area zoning study of the proposal was included in the public review  
draft of a proposed King County Comprehensive Plan update; or**
- c.      Subjected to the hearing examiner process for site specific map  
amendments as contemplated by the King County Code.**

*In Chapter 1 Regional Growth Management Planning, on page 1-89, amend as follows:*

~~Community Service Area Land Use Subarea plans, 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 areas in King County). Smaller scale studies, known as area zoning and land use studies, per  
King County Code,<sup>3</sup> 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.<sup>4</sup>~~

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<sup>3</sup>In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes  
other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the  
establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of  
zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific areas of the County,  
but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use  
study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use

Amendments<sup>5</sup> and Zone Reclassifications,<sup>6</sup> which are site specific processes that involve County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with ((amendments during the Plan update process)) a Plan update.

<sup>5</sup> Per King County Code 20.08.030-Area Zoning170-Site Specific Land Use Amendments

<sup>6</sup> Per King County Code 20.08.060-Subarea plan160-Reclassification

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

The Growth Management Act allows ~~((local)) updates to~~ comprehensive ~~plan-plans ((amendments to be considered))~~ once each year. In King County, ~~((those)) the annual ((amendments allow)) update allows~~ limited changes. ~~((only, except for once every eight years. Then, during the ((""Eight Year Cycle review process,"))~~  
The eight-year update, which aligns the timing with Growth Management Act review and update requirements, allows substantive changes to policies and amendments to the Urban Growth Area boundary ~~((can)) to~~ be proposed and adopted. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered at the midpoint of the eight-year update ~~((cycle))~~ schedule, but only if authorized by motion. These provisions are detailed in King County Code Title 20.18. Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.

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

**Docket Request Process:** Another key element of the Comprehensive Plan review and ~~((amendment)) update~~ process is the Docket Request Process. As required by the Growth Management Act, King County maintains a docket for recording comments on the King County Comprehensive Plan and associated development regulations. The process and requirements are detailed in the King County Code at 20.18.140. The County reviews all requests, communicates with docket submitters, and makes recommendations to the County Council by the first day of December. The docket report includes an ~~executive((e))~~Executive recommendation for each item.

***In Chapter 1 Regional Growth Management Planning, on page 1-22, amend as follows:***

**Chapter 4: Housing and Human Services**

The availability of adequate and affordable housing has become one of the most pressing issues facing King County today. Similarly, partnering with other organizations and jurisdictions to deliver human services is a critical component for creating sustainable communities and supporting environmental justice. In the 2016 Comprehensive Plan update, policies on these topics ~~((are))~~ were consolidated into a new chapter.

*In Chapter 1 Regional Growth Management Planning, starting on page 1-24, amend as follows:*

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

This chapter uses King County's seven Community Service Areas as the framework for its renewed ~~land use~~ subarea planning program that offers long-range planning services to unincorporated communities. The majority of King County's community plans are no longer in effect as separately adopted plans.<sup>7</sup> In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

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<sup>7</sup> The plans currently in effect are the West Hill Community Plan, Skyway-West Hill Land Use Strategy (Phase 1 of the Skyway-West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

*In Chapter 1 Regional Growth Management Planning, on page 1-25, amend as follows:*

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

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

*In Chapter 1 Regional Growth Management Planning, starting on page 1-25, amend as follows:*

## **V. Technical Appendices**

Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, finance plans and Urban Growth Area analysis required by the Growth Management Act. Four technical appendices (Volume 1) are adopted as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070, 36.70A.110, 36.70A.130). Technical Appendices A, B, C, and D were updated in 2008, 2012, ((and)) 2016, and 2020.

**Volume 1**

Technical Appendix A. Capital Facilities and Services

Technical Appendix B. Housing

Technical Appendix C. Transportation

C1. Transportation Needs Report

C2. Regional Trail Needs Report

Technical Appendix D. Growth Targets and the Urban Growth Area

((Technical Appendix R. Public Participation Summary 2016))

Additional important information also supports the vision and goals of the Comprehensive Plan. Nine technical appendices (Volume 2) were prepared to provide supporting documentation to the 1994 plan:

**Volume 2 (1994)**

Technical Appendix D. Growth Targets and the Urban Growth Area

Technical Appendix E. Washington State Laws

Technical Appendix F. History of Planning in King County

Technical Appendix G. Economic Development

Technical Appendix H. Natural Resource Lands

Technical Appendix I. Natural Environment

Technical Appendix J. Potential Annexation Areas

Technical Appendix K. King County Functional and Community Plans

Technical Appendix L. Public Involvement Summary

Information that supported amendments subsequent to 1994 is included as follows:

**Volume 3**



Technical Appendix M. Public Participation Summary 2000

**Volume 4**

Technical Appendix N. Public Participation Summary 2004

**Volume 5**

Technical Appendix O. Public Participation Summary 2008

**Volume 6**

Technical Appendix P. Public Participation-Summary 2012

Technical Appendix Q. School Siting Task Force Report

**Volume 7**

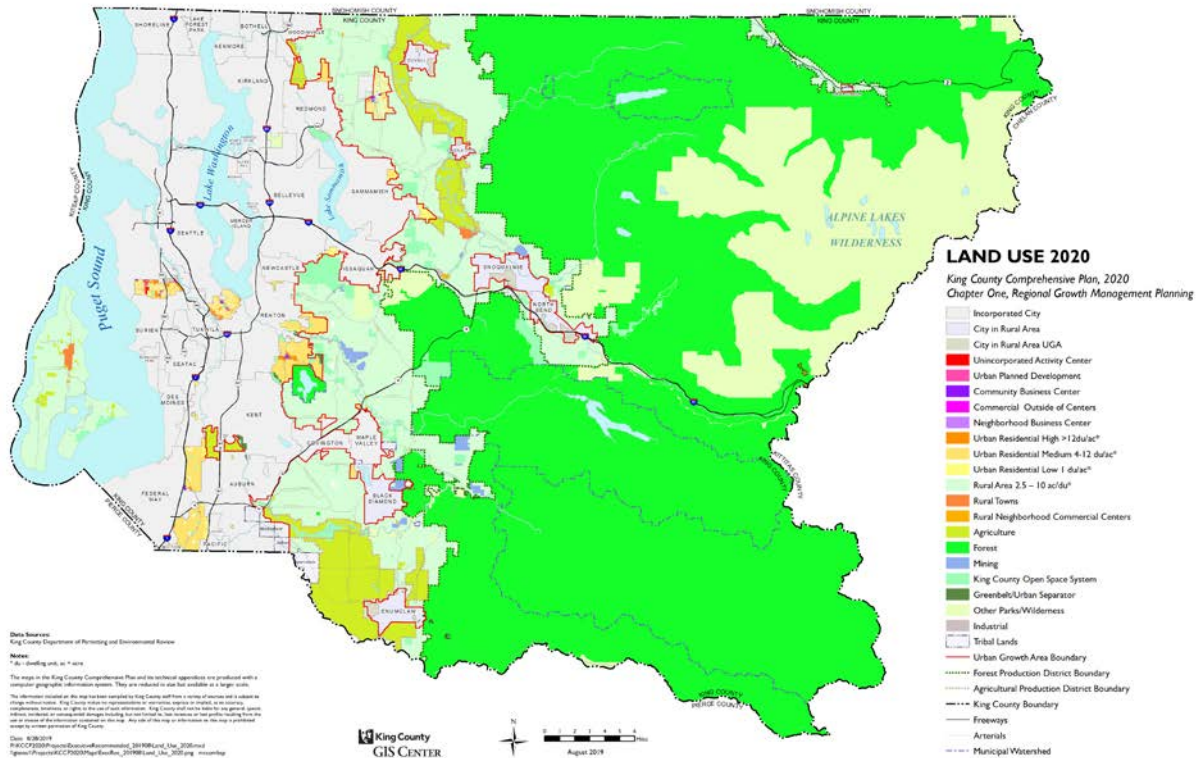
Technical Appendix R. Public Participation Summary 2016

Technical Appendix S. Public Participation Summary 2020

*In Chapter 1 Regional Growth Management Planning, following page 1-26, ~~delete~~strike the Land*

*Use Map and replace with the following:*

**Land Use Map**



In Chapter 2 Urban Communities, on page 2-13, amend as follows:

- U-125** King County should support proposed zoning changes to increase density within the unincorporated urban area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:
- The development will be compatible with the character and scale of the surrounding neighborhood;
  - Urban public facilities and services are adequate, consistent with adopted levels of service and meet Growth Management Act concurrency requirements, including King County transportation concurrency standards;
  - The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas or increase unmitigated adverse displacement impacts on residents or businesses, either on site or in the vicinity of the proposed development;

- d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan or subarea study, if applicable((:)), or  
~~((e. — T))~~the development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities((:)); and
- e. An equity impact analysis has been completed that identifies all potential equity impacts and displacement risk to residents or businesses located on or adjacent to the site proposed for zoning reclassification:
1. For area zoning or zoning reclassifications initiated by the County, the analysis shall include, at a minimum, use of the County's Equity Impact Review tool.
  2. For zoning reclassifications not initiated by the County, a community meeting shall be held that meets the requirements of K.C.C. 20.20.035 prior to submittal of the application. Notice of the community meeting should be provided, at a minimum, in the top six languages identified by the tier map of limited-English-proficient persons maintained by the office of equity and social justice and the county demographer.

*In Chapter 2 Urban Communities, on page 2-19, amend as follows:*

- U-143** Common facilities such as recreation space, internal walkways that provide convenient and safe inter- and intra-connectivity, roads, parking (including secure bicycle parking), and solid waste and recycling areas with appropriate levels of landscaping should be included in multifamily developments.  
~~((Common facilities should))~~ Areas of multifamily buildings that are open to the public (such as common hallways and elevators) shall be smoke-free and vapor-product free to the extent allowed by state and local regulations to avoid exposure to ((environmental)) secondhand tobacco smoke and  
aerosolemissions from electronic vapor and smoking device productsand vaping devices.

*In Chapter 2 Urban Communities, starting on page 2-28, amend as follows:*

Through the adoption of the 2000 King County Comprehensive Plan ((2000 Update)) update, King County reaffirmed its urban designation of the Bear Creek Urban Planned Development area. In addition to the reasons that led the ~~county((e))County~~ (and the region) to originally include this area within the ~~county's((e))County's~~ Urban Growth Area, when the ~~county((e))County~~ adopted the 2000 update, it noted that: two sites within this area had been approved for urban development after the adoption of the original Growth Management Act Comprehensive Plan; significant infrastructure improvements had been made at these sites; and the ultimate development of these sites was proceeding in accordance with issued permit approvals. The existence of these urban improvements further supported a conclusion that this area is characterized by urban growth within the meaning of the Growth Management Act and was therefore appropriately included within the ~~county's((e))County's~~ Urban Growth Area.

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

~~While urban separators complement the regional open space system by helping to define urban communities, the King County Four to One Program provides an opportunity to add land to the regional open space system through the dedication of permanent open space. The Four to One Program has been recognized as an innovative land use technique under the Growth Management Act<sup>3</sup> and for King County, the purpose of the program is to ((create)) contribute to the creation of a contiguous band of open space, running north and south along the ((main)) original 1994 Urban Growth Area Boundary. Since its inception in 1994, just over ((1,300)) 360 acres have been added to the Urban Growth Area while nearly ((4,500)) 1,400 acres of permanent open space have been conserved. Changes to the Urban Growth Area through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject to the provisions in King County Code chapter 20.18.~~

**U-185** ~~Through the Four to One Program, King County ((shall actively pursue)) may support dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area for residential development in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.~~

**U-186** ~~King County shall evaluate Four to One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals~~

~~((shall)) may be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall primarily be on the site, shall buffer the adjacent Rural Area or Natural Resource Lands from the new urban development, ((retain their Rural Area designations)) and should generally be configured in such a way as to connect with open space on adjacent properties.~~

- ~~U-187~~ King County shall use the following criteria for evaluating open space in Four-to-One proposals:
- ~~a. Quality of fish and wildlife habitat areas;~~
  - ~~b. Connections to regional open space systems;~~
  - ~~c. Protection of wetlands, stream corridors, ground water and water bodies;~~
  - ~~d. Unique natural, biological, cultural, historical, or archeological features;~~
  - ~~e. Size of proposed open space dedication and connection to other open space ((dedications)) lands along the Urban Growth Area line; ((and))~~
  - ~~f. ((The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188)) Size and configuration of open space and the County's ability to efficiently manage the property; and~~
  - ~~g. Potential for public access.~~

- ~~U-188~~ King County shall preserve the open space acquired through the Four-to-One Program primarily as natural areas, passive recreation sites or ((resource)) lands for farming or forestry, and be given a land use designation and zoning classification at the time of Council approval consistent with the intended use. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy:
- ~~a. Trails;~~
  - ~~b. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and~~
  - ~~c. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not~~

~~be used to satisfy the active recreation requirements for the urban  
designated portion of the project as required by King County Code Title  
21A.~~

~~**U-189** Land added to the Urban Growth Area under the Four-to-One Program shall  
have a minimum density of four ((dwellings)) dwelling units per acre and shall  
be physically contiguous to the original Urban Growth Area, unless there are  
limitations due to the presence of critical areas, and shall be able to be served  
by sewers and other efficient urban services and facilities; provided that such  
sewer and other urban services and facilities shall be provided directly from the  
urban area and shall not cross the open space or Rural Area or Natural  
Resource Lands. ((Drainage)) Infrastructure, including roads and drainage  
facilities, to support the urban development shall be located within the urban  
portion of the development. In some cases, lands must meet affordable  
housing requirements under this program. ((The total area added to the Urban  
Growth Area as a result of this policy shall not exceed 4,000 acres.))~~

~~**U-190** King County shall amend the Urban Growth Area to add Rural Area lands to the  
Urban Growth Area consistent with Policy U-185 during the annual  
Comprehensive Plan ((amendment)) update process. Proposals submitted by  
property owners shall be initiated through the Comprehensive Plan Docket  
process. Open space dedication shall occur at final formal plat recording. If  
the applicant decides not to pursue urban development or fails to record the  
final plat prior to expiration of preliminary plat approval, the urban properties  
shall be restored to a Rural Area land use designation and associated zoning  
during the next ((annual review)) midpoint or eight-year update of the King  
County Comprehensive Plan.~~

~~**U-190a** For Four-to-One proposals adjacent to an incorporated area, approval of a Four-  
to-One proposal shall require:  
a. development shall only occur after the site has been annexed to the  
adjacent city or town; and  
b. establishment of an interlocal agreement between King County and the  
adjacent jurisdiction that identifies conditions for site development that  
are consistent with the Four-to-One program requirements and goals.~~

*In Chapter 2 Urban Communities, on page 2-36, amend as follows:*

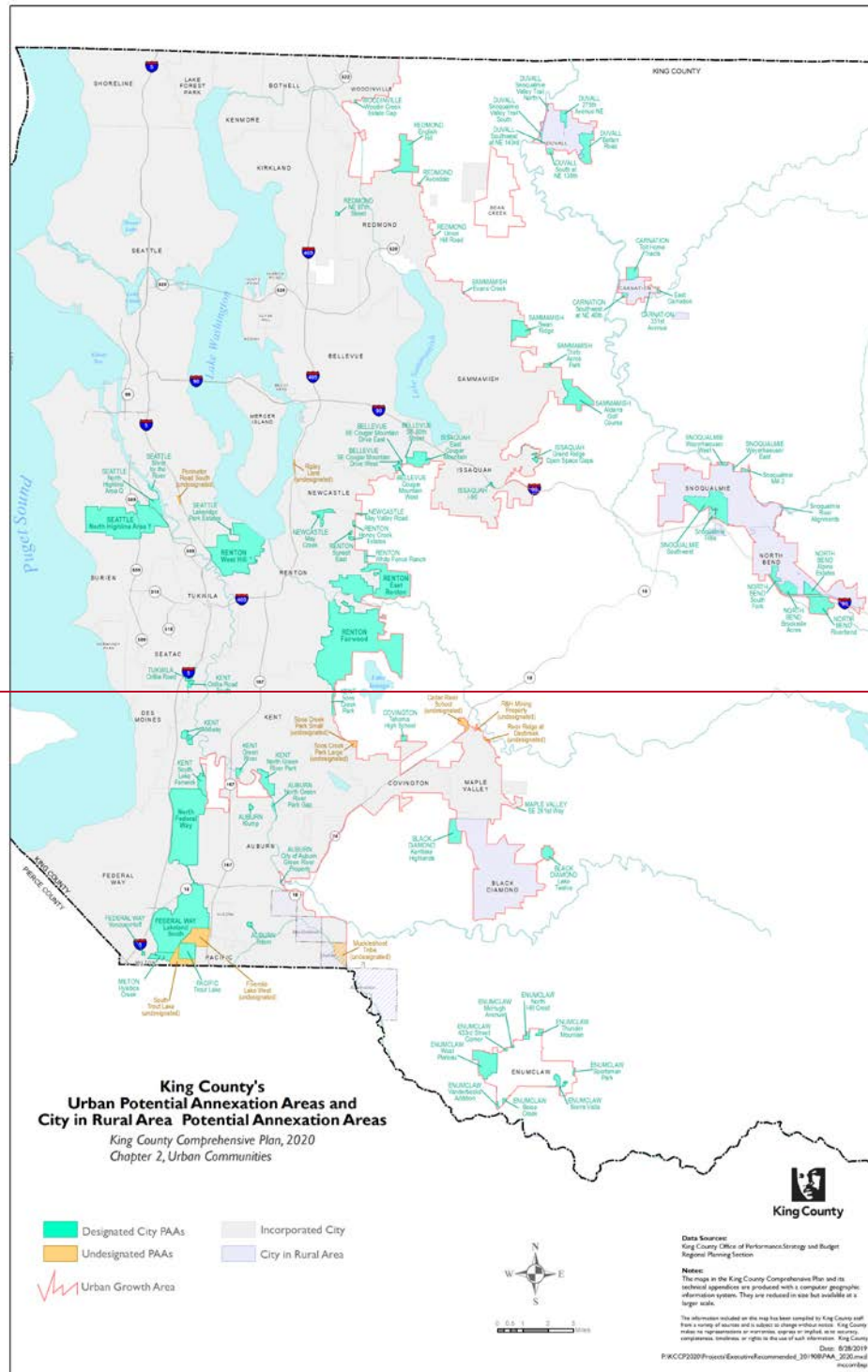
Although it is the policy of the ~~county((e))County~~ to support and promote annexation, its formal ability to do so is extremely limited. State laws provide the cities, county residents and property owners with the authority to initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and ongoing dialogue between the three affected interest groups: residents, the ~~county((e))County~~, and the affected city. However, King County has a successful history of engaging in annexation discussions with urban unincorporated area residents. Most recently, from 2008 to ~~((2015))~~ 2019, there have been six major annexations:

- Lea Hill and Auburn West Hill into Auburn;
- Benson Hill into Renton;
- North Highline Area X into Burien;
- Panther Lake into Kent;
- Juanita-Finn Hill-Kingsgate into Kirkland; and
- Klahanie into Sammamish.

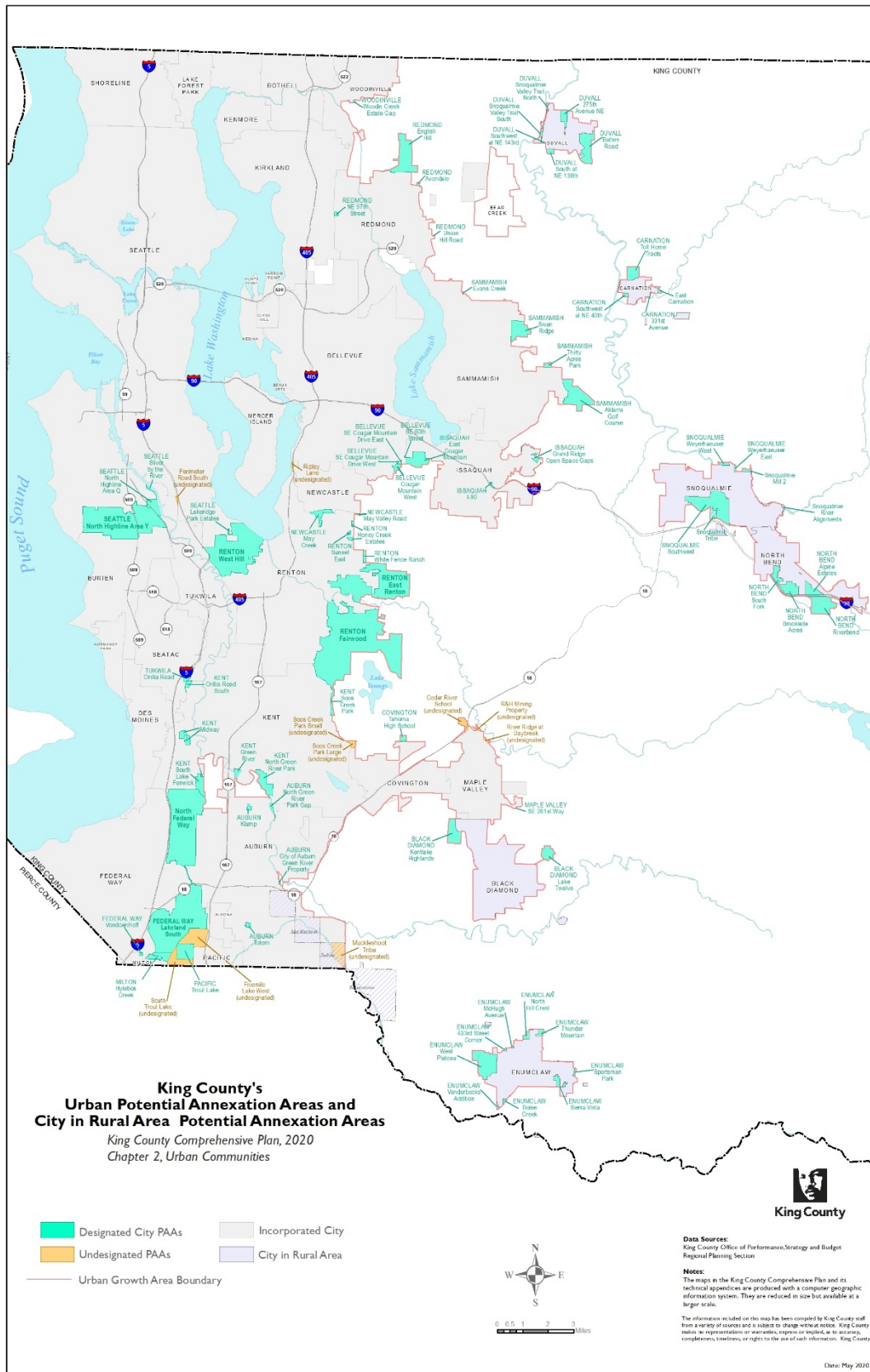
*In Chapter 2 Urban Communities, following page 2-39, ~~delete~~strike the Potential Annexation Areas Map and replace with the following:*

**Potential Annexation Areas Map**



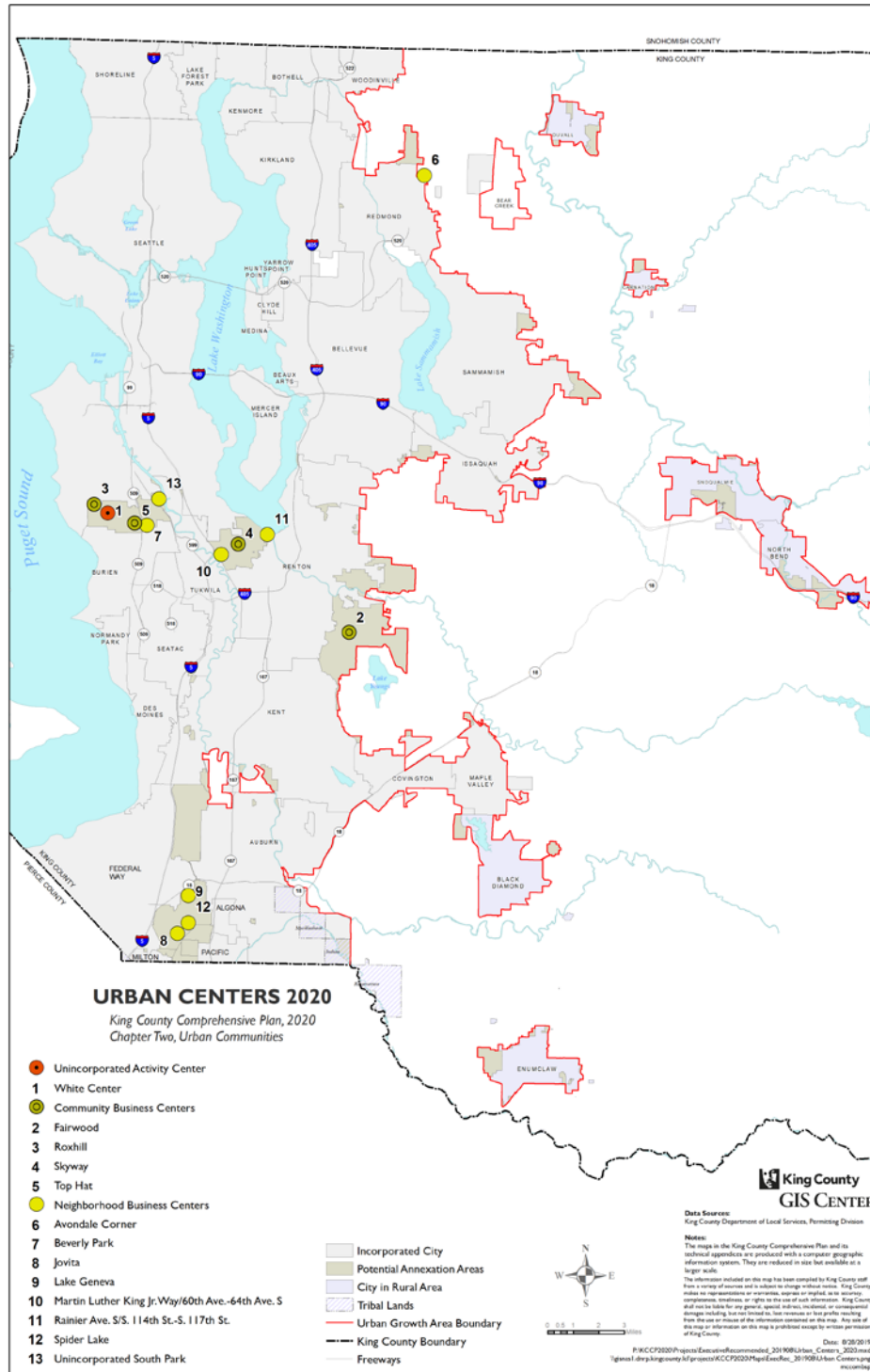






In Chapter 2 Urban Communities, following the Potential Annexation Areas map after  
page 2-39, delete Map, strike the Urban Centers Map and replace with the following:

### Urban Centers Map



*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-1, amend as follows:*

## CHAPTER 3

# RURAL AREAS AND NATURAL RESOURCE LANDS

Rural King County is an essential part of the  
((e))County's rich diversity of communities  
and lifestyle choices, encompassing  
landscapes of scenic and great natural  
beauty. This chapter sets forth the  
((e))County's intent and policies to ensure  
the conservation and enhancement of rural  
communities and natural resource lands.

In addressing these Rural Area needs, this  
chapter also comprises the rural land use  
((classifications)) designations, such as Rural  
Area, Rural Neighborhood Commercial  
Centers, and Rural Towns. It also addresses  
the designated Natural Resource Lands, which  
include lands designated Agriculture, Forest, or  
Mining on the Land Use Map.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-20, amend as follows:*

In so doing, the Transfer of Development Rights Program: (1) benefits Rural Area and Natural Resource Land property owners by providing them financial compensation to not develop their land, (2) directs future Rural Area and Natural Resource Land development growth into urban areas, saving the County the cost of providing services to rural development and yielding climate change benefits through reduced household transportation-related greenhouse gas emissions, and (3) permanently preserves land through private market transactions. Transfer of Development Rights can also be used to permanently protect open space and parks in lower incomeurban portions of the County while still focusing growth into other urban areas.

*In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-21, amend as follows:*

### **1.—— Sending and Receiving Sites**

**R-316** Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as: Rural Area (with RA-2.5, RA-5, ~~((and))~~ or RA-10 zoning), Agriculture ~~((with A zoning))~~, Forestry ~~((with F zoning))~~, ~~((and))~~ Urban Separator ~~((with)) R-1(( zoning)))~~, ~~((and))~~ or Urban Residential Medium ~~((or Urban Residential High (with R-4, R-~~

~~6, R-8, and R-12) in equity areas identified in King County Code Chapter 26.12, R-18, R-24 or R-48 zoning and that are approved for Conservation Futures Tax funding.).~~  
~~These sites~~ shall provide permanent land protection to create a significant public benefit.  
Priority sending sites are:  
a. Lands in Rural Forest Focus Areas;  
b. Lands adjacent to the Urban Growth Area boundary;  
c. Lands contributing to the protection of endangered and threatened species;  
d. Lands that are suitable for inclusion in and provide important links to the regional open space system;  
e. Agricultural and Forest Production District lands;  
f. Intact shorelines of Puget Sound; ~~((or))~~  
g. Lands identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses; ~~or~~  
h. ~~Lands contributing to equitable access to open space in urban unincorporated areas.~~

R-317

For Transfer of Development Rights purposes only, qualified sending sites are allocated development rights as follows:

- a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one Transferrable Development Right for every two and one-half acres of gross land area~~((:));~~;
- b. Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area;
- c. Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area;
- d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area;
- e. ~~Sending sites with an Urban Medium Residential, Medium or Urban Residential, High land use designation that meet the equity area criteria in policy R-316 shall be allocated Transferrable Development Rights equivalent to their zonedthe zoning~~ base density for every one acre of gross land area;
- f. If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of Transferrable Development Right allocation; and
- ~~((f-))~~g. King County shall provide bonus Transferrable Development Rights to sending sites in the Rural Area as follows:

1. The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and
2. The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-24, amend as follows:*

**R-323      The Rural and Resource Land Preservation Transfer of Development Rights Program**  
shall include, but is not limited to, the following:

- a. In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of Transferrable Development Rights, the ((e))County shall evaluate the climate change benefits achieved by reducing transportation related greenhouse gas emissions that result from the transfer of development rights from the sending site, provided that such consideration is not precluded by administrative rules promulgated by the state;
- b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase Transferrable Development Rights from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase Transferrable Development Rights;
- c. King County shall provide an added density bonus of up to a 100% increase above the base density allowed in K.C. Code 21A.12.030, when Transferrable Development Rights are used for projects within any designated commercial center or activity center within the Urban Growth Area that provides enhanced walkability design and incorporates transit oriented development, or when Transfer of Development Rights are used for projects that provide affordable housing in the R-4 through R-48 zones;
- d. King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations; and

e. King County may allow a detached accessory dwelling unit on a RA-5 zoned lot that is two and one-half acres or greater and less than three and three-quarters acres if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations.

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

## **D. Non-Resource Industrial Uses and Development Standards in the Rural Area**

There are ~~((three))~~ existing ~~industrial-industrially-zoned~~ areas ~~((in the Rural Area containing multiple industrial uses on several sites))~~ and throughout the Rural Area. The primary industrially-zoned sites- areas include areas located ((One is located)) within the southwest portion of the Town of Vashon-((The second is a designated industrial area)) in an area adjacent to the Rural Neighborhood Commercial Center of Preston-, and in an area along State Route 169. The Preston Industrial Area ~~((recognizes))~~ includes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, ~~((but))~~ and expansion of this designated industrial area ~~((beyond the identified boundaries))~~ is not permitted (see Policy CP-547).- The ~~((third))~~ industrial area ~~((is located))~~ along State Route 169 is located on ((lands)) sites that have been and continue to be used as for industrial purposes and have a designation as a King County Historic Site. There are also existing industrial uses that are recognized on sites in the Rural Area that are not zoned Industrial. Further expansion of these industrial uses is not encouraged and the sites are not appropriate for Industrial zoning.

**R-512** ~~\_\_\_\_\_ ((The creation of new))~~ Industrial-zoned lands in the Rural Area shall be limited to ~~((existing sites or those that have long been used for industrial or comparable purposes-, with similar impacts, ((do not have potential for conversion to residential use due to a historic designation and that may be accessed directly from State Route 169))~~ existing sites in order to reduce pressure for growth, limit impacts on nearby natural resources and functions, and avoid the need for infrastructure extensions. Existing industrial uses in the Rural Area zone that do not qualify to be zoned Industrial may continue if they are permitted uses or legal, nonconforming uses.

**R-513** Rural Public Infrastructure Maintenance Facilities, ~~((and))~~ and agriculture and forestry product processing should be allowed in the Rural Area. ~~((Other new industrial uses in the Rural Area shall be permitted only in Rural Towns and in~~



~~the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston.))~~

In order to preserve rural character and protect sensitive natural features, ~~((new))~~ rural industrial development in the Rural Area needs to be of a scale and nature that is distinct from urban industrial development. The scale and intensity and many of the uses allowed in urban industrial development are not appropriate for rural industrial ~~((areas))~~ development. The following policy applies to all new industrial development in the Rural Area.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-36, amend as follows:*

The intent of ~~((this policy))~~ these policies is to ~~((preclude))~~ limit expansion of the industrial area ~~((beyond ((the identified boundaries)) and))~~ their existing locations. They are also intended to ensure that new development and uses ~~((t))~~ not previously ~~((constructed))~~ legally established or vested ~~((t))~~ in ~~((the))~~ rural industrial areas meet~~((s))~~ rural character standards. Site design, landscaping, design and construction of internal and access roads and building scale should reinforce the ((set boundaries and)) rural nature of the industrial area to further discourage future industrial expansion ((beyond the ((industrial boundary)) existing areas-)).

~~((There are also existing ((, isolated)) industrial uses on sites in the Rural Area that not zoned industrial. These sites are recognized, but the sites are not appropriate for expansion((new industrial uses)). Further expansion of these ((isolated)) industrial uses is not encouraged, and therefore ((they)) these sites are not zoned Industrial.))~~

~~((R-515 ——— Existing industrial uses in the Rural Area on sites that are not zoned Industrial ((outside of Rural Towns, the industrial area on the King County-designated historic site along State Route 169 or the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston shall be zoned rural residential)) shall not be zoned Industrial but may continue if they qualify as permitted uses or as legal, noneconforming uses-))~~

*In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-38, amend as follows:*

## **A. Ensuring Conservation and Sustainable Use of Resource Lands**

King County's Natural Resource Lands contribute to the economic prosperity of the region. They are the lands with long-term commercial significance for farming, forestry, and ~~((minerals))~~ mineral extraction. Businesses that rely on resource lands provide jobs and products, such as food, wood, and gravel. They also are an important part of the cultural heritage. Conservation and responsible stewardship of working farm and forest lands also produces multiple environmental benefits, such as:

- Stream and salmon protection;
- Clean air and water;
- Wildlife habitat;
- Flood risk reduction;
- Groundwater recharge and protection; and
- Carbon sequestration and reduced greenhouse gas emissions.

For ~~((mining))~~ mineral extraction, responsible stormwater management, erosion and sediment control, and site remediation can help to mitigate many of the impacts ~~((of mining))~~ while providing local sources of materials such as sand and gravel.

King County has taken major steps to conserve and manage agricultural soils and activities, forestry and ~~((mining))~~ mineral extraction opportunities. Natural Resource Lands and the industries they support are conserved by encouraging development to occur primarily in the Urban Growth Area as directed by the Growth Management Act. Under this Comprehensive Plan, Resource Lands, including designated Agricultural Production Districts, the Forest Production District and sites of long-term commercial significance for resource uses, will have minimal new residential and commercial development. New development that does occur will be designed to be compatible with active resource-based uses.

This chapter contains King County's strategy for conservation of these valuable Resource Lands and for encouraging their productive and sustainable management. The strategy consists of policies to guide planning, incentives, education, regulation and purchase or transfer of development rights.

Forest, ~~((farm))~~ agriculture, and mineral resource lands are not King County's only natural resources. Many other resource-based industries, such as the fisheries industry, are influenced by King County's



land use and planning policies. Policies for the protection and enhancement of fisheries, as well as air, water, vegetation, wildlife and other natural resources, can be found in Chapter 5, Environment.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-40, amend as follows:*

The Growth Management Act also requires designation of mineral resource lands primarily devoted to the extraction of minerals or that have known or potential long-term significance for the extraction of minerals. Minerals include, but are not limited to, gravel, sand, and valuable metallic substances. Coal is not considered a mineral resource in King County. Such lands are shown as Designated Mineral Resource Sites on the Mineral Resources Map in this chapter. The role of the Forest Production District in the conservation of mineral resources is also explained below.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-43, amend as follows:*

Resource management strategies that protect the environment are necessary to maintain the long-term productivity of the resource. Chapter 5, Environment, describes the value of using an integrated, ecosystem-based approach to natural resource and environmental planning and management. This approach, along with sound operational practices by resource-based industries, may be able to prevent or minimize environmental impacts associated with common agricultural and forest practices and ~~((mining))~~ mineral extraction while maximizing co-benefits.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-44, amend as follows:*

**R-620            The Forest Production District shall remain in large blocks of contiguous forest lands where the primary land use is commercial forestry. Other resource industry uses, such as ~~((mining))~~ mineral extraction and agriculture, should be permitted within the Forest Production District when managed to be compatible with forestry.**

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-48, amend as follows:*

**R-632** King County should continue to work with all affected parties and the Washington State Department of Natural Resources to improve the enforcement of forest practice regulations in the Rural Area, and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest use. Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and critical areas management((-)), and the loss of carbon sequestration capacity resulting from such forest conversions should be fully mitigated. Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-resource purposes for six years from the date of forest practice approval. Recognizing that some landowners combine the development of a residence or an agricultural activity on a portion of the property with long-term forestry on the rest, the county should provide flexibility in its regulations to address the residential development and agricultural activity differently from the forest management.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-56, amend as follows:*

The 2012 Comprehensive Plan ((Update)) update added policy R-650 that directed the County to convene a collaborative watershed planning process within each of the Agricultural Production Districts. The County choose to start the process in the Snoqualmie Valley Agricultural Production District, where the County has undertaken a number of habitat restoration projects, to develop an approach to improving and balancing the interests of agricultural production, ecological function and habitat quality for salmon, and flood risk reduction and floodplain restoration.

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

**R-650a** **The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural**

Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan ((Update)) update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next eight-year ((cycle)) update ~~of the ((Comprehensive Plan ((Update)))~~.

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-59, amend as follows:*

**R-652** King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space. King County should work with cities adjacent to or near Agricultural Production Districts to minimize the operational and environmental impacts of urban development and public facilities and infrastructure on farming and farmland, and to promote activities ((and infrastructure)), such as Farmers Markets and agriculture processing businesses, that benefit both the cities and the farms by improving access to locally grown agricultural products.

*In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-60, amend as follows:*

**R-655** Public services and utilities within and adjacent to Agricultural Production Districts shall be designed to support agriculture and minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:

- a. Whenever feasible, water lines, sewer lines and other public facilities should avoid crossing Agricultural Production Districts. Installation should be timed to minimize negative impacts on seasonal agricultural practices;
- b. Road projects planned for the Agricultural Production Districts, including additional roads or the widening of roads, should be limited to those that are needed for safety or infrastructure preservation and that benefit agricultural uses. Where possible, arterials should be routed around the Agricultural Production Districts. Roads that cross Agricultural Production Districts should be aligned, designed, signed and maintained to minimize negative impacts on agriculture, and to support farm traffic; and
- c. In cases when King County concludes that regional public ~~((or privately owned)) facilities meeting regional needs)) infrastructure cannot be located outside of, and must intrude into, Agricultural Production Districts, the County shall ensure that the infrastructure~~ ~~((they should)) be built and located to minimize disruption of agricultural activity, and will~~shall establish agreements with the relevant jurisdictions or agencies. If public infrastructure reduces total acreage in the Agricultural Production District, these agreements shall follow the criteria established in policy R-656.
- d. If public services and utilities reduce total acreage in the Agricultural Production District, mitigation shall follow the criteria established in policy R-656a.

**R-656** ~~((Lands can))~~ King County may allow lands to be removed from the Agricultural Production Districts only when it can be demonstrated that:

- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local Agricultural Production District boundaries; and
- b. The land is determined to be no longer suitable for agricultural purposes; ~~((and)) or~~
- c. The land is needed for public infrastructureservices or facilitiesutilities as described in policy R-655.

~~R-657~~ ~~Removal~~656a King County may only approve the ((R))removal of ((the)) land from the Agricultural Production District ((may)) shall occur only)) if it is.

concurrently with removal of the land from the Agricultural Production District, mitigated through the ~~((addition))~~ replacement of agricultural land abutting the same Agricultural Production District that is, at a minimum, comparable in size, soil quality and agricultural value. As alternative mitigation, the County may approve a combination acquisition and restoration totaling three acres for every one acre removed as follows:

- a. ~~The County may allow comparable land to~~ A minimum of one acre must be added to ~~into another Agricultural Production District if it determines that no comparable land is available adjacent to~~ for every acre removed; and
- b. Up to two acres of unfarmed land in the impacted same Agricultural Production District. To avoid the loss of farmland in any of the districts, a minimum of one and a half acres must from which land is removed shall be added ~~restored~~ for every acre removed.
- b. ~~If the County determines that no land abutting an Agricultural Production District is comparable and available, the County may mitigate the loss of acreage by accepting funding for existing County programs that restore lands that are farmable but unfarmed within an existing Agricultural Production District in order to return them to active agricultural production. To help avoid the loss of total farm productivity, the funding shall be a minimum of double the financial value of the land removed by the infrastructure project.~~

*In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-63, amend as follows:*

**R-664** King County supports innovative technologies to process dairy and other livestock waste to reduce nutrients and to create other products such as energy and compost in ((the)) areas that have Agriculture and ((rural classifications)) Rural Area land use designations.

*In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-68, amend as follows:*

## **E. Mineral Resources**

King County contains many valuable mineral resources, including deposits of ~~((coal,))~~ sand, rock, gravel, silica, clay, and metallic ores. ~~((and potentially recoverable gas and oil. ((Mining))~~ Mineral extraction and processing these deposits is an important part of King County's economy, currently providing hundreds of jobs and producing materials used locally, regionally, and nationally. ~~((Mining))~~ Mineral extraction also has historic significance, in that it provided the impetus for past development in many parts of King County, including Black Diamond and the Newcastle area.

King County is required by the Growth Management Act to designate and conserve mineral resource lands and plan appropriately to protect them. In doing so the ~~county((e))~~County must assure that land uses adjacent to mineral resource lands do not interfere with the continued use of mineral resource lands in their accustomed manner and in accordance with best management practices. The policies in this section explain the steps taken to designate and conserve mineral resource lands and provide direction on the comprehensive review needed before additional sites are designated for mineral resource extraction.

Four main steps are necessary to support and maintain ~~((and enhance commercial))~~ local availability of mineral resources ~~((industries))~~. First, mineral resource sites should be conserved through designation and zoning. Second, land use conflicts between ~~((mining))~~ mineral extraction, processing and related operations and adjacent land uses should be prevented or minimized through policies and assessment and mitigation of environmental impacts. Third, operational practices should protect environmental quality, fisheries and wildlife, in balance with the needs of the industry. Finally, ~~((mining))~~ mineral extraction areas need to be reclaimed in a timely and appropriate manner.

The Mineral Resources Map identifies ~~((four))~~ three different types of Mineral Resource Sites = Designated Mineral Resource Sites, Potential Surface Mineral Resources, and Nonconforming Mineral Resource Sites and Existing Mineral Resource Sites in the Forest Production District. The sites were identified in the 1994 King County Comprehensive Plan or in subsequent annual updates. ~~((Following))~~ Before the Mineral Resources Map is a ~~((spreadsheet))~~ table that contains information on each Mineral Resource Site parcel.

The Designated Mineral Resources Sites on the Mineral Resources Map satisfy King County's responsibility to designate and conserve mineral resources consistent with requirements of the Growth Management Act. All Designated Mineral Resources Sites have Mineral zoning. Most of the Designated Mineral Resources Sites shown on the map contain sand and/or gravel; however, a few contain other mineral resources such as silica, rock, stone, shale, and clay. The criteria used in the 1994 King County Comprehensive Plan called for designation of properties that at the time were either zoned

outright for mining or those operating under an approved Unclassified Use Permit. In addition to the designated Mineral Resources Sites, the Forest Production District and Forest (F) zone preserves the opportunity for mineral extraction. ~~((Mining))~~ Mineral extraction is a permitted or conditional use in the F zone. Because forestry does not preclude future mineral extraction, King County considers the Forest Production District as part of its strategy to conserve mineral resources.

The Mineral Resources Map also shows Potential Surface Mineral Resource Sites. These are sites where King County ~~((expects))~~ may allow some future surface mining to occur or where the owner or operator indicates an interest in future ~~((mining))~~ mineral extraction. ~~((Most of the))~~ The Potential Surface Mineral Resources Sites shown on the map ~~((contain sand and/or gravel; however, a few contain other mineral resources such as quarry rock and coal))~~ do not indicate the material. Because of the geology of King County, most valuable metallic mineral resources are located in the Forest Production District, and are therefore already protected from urban development. Identification of Potential Surface Mineral Resources Sites satisfies the Growth Management Act requirements to not knowingly preclude opportunities for future ~~((mining))~~ mineral extraction and to inform nearby property owners of the potential for future ~~((mining))~~ mineral extraction use of these areas in order to prevent or minimize conflicts.

The Mineral Resources Map also shows ~~((Non-Conforming))~~ Nonconforming Mineral Resources Sites. These are sites on which some mining operations predated King County zoning regulations without appropriate zoning or other land use approval. Mining for these sites has not been authorized through a ~~((Land Use Map or zoning designation))~~ land use designation or zoning classification. These sites are shown for informational purposes only. Mining can occur on an identified site only if mining has been approved as a nonconforming use by the Department of Local Services - Permitting Division ~~((and Environmental Review))~~, and mining activities have received all other necessary permit approvals. Because the sites have not undergone formal review to be designated on the Land Use Map or zoned for mining, the sites do not have long-term commercial significance. However, they can continue to serve mineral supply needs.

~~((The Mineral Resources Map also shows Owner Identified Potential Coal Mining Sites that contain subsurface coal resources. These sites could be mined by either underground or surface mining techniques. Because of continued uncertainties involving the economics of energy and related market conditions, it is not always possible to determine the timing or likelihood of coal resources extraction in potential coal mining areas. Underground and surface coal mining is subject to permitting and enforcement by the federal government. King County regulates land use decisions governing surface~~



facilities. Because of the difficulty in precisely locating these facilities prior to an actual proposal, King County determined to not apply Potential M zoning to owner identified coal resources sites.))

**R-679** King County shall identify existing and potential ~~((mining))~~ mineral extraction sites on the Mineral Resources Map in order to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries and serve to notify property owners of the potential for ~~((mining))~~ mineral extraction activities. The

~~county~~~~((e))~~County shall identify:

- a. Sites with existing Mineral zoning as Designated Mineral Resource Sites;
- b. Sites where the landowner or operator has indicated an interest in ~~((mining))~~ mineral extraction, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that the ~~county~~~~((e))~~County determines might support future ~~((mining))~~ mineral extraction as Potential Surface Mineral Resource Sites; and
- c. Sites where mining operations predate zoning regulations but without zoning or other land use approvals as ~~((Non-Conforming))~~ Nonconforming Mineral Resource Sites~~((; and~~
- d. ~~Owner-Identified Potential Sub-Surface Coal Sites))~~.

**R-680** King County shall designate as ~~((mining))~~ Mining on the Comprehensive Plan Land Use Map those sites that had Potential Mineral (M) zoning prior to the date of adoption of the 1994 Comprehensive Plan and those sites that had Mineral zoning as of the date of the adoption of the 2000 King County Comprehensive Plan ~~((2000 Update))~~ update.

~~—————~~ A ~~mining~~~~((m))~~Mining designation on the Land Use Map shall not create a presumption that Mineral zoning will be approved for sites with Potential Mineral zoning. Potential Mineral zoning shall not be applied to additional sites.

~~((Mining))~~ Mineral extraction is an intense operation that may continue for many years. ~~((Mining))~~ Mineral extraction operations can significantly change the land being mined and have impacts on the environment and on nearby properties. Beyond direct impacts to the mine site and nearby properties, ~~((the mining, transport, and end use of coal in production of electricity releases carbon that contributes))~~ mineral extraction and processing can contribute to greenhouse gas emissions. In 2014, the



~~county(e)County~~ and cities updated the Countywide Planning Policies to set a goal to reduce greenhouse gas emissions 80% by 2050 at the county scale. ~~((~~

~~=~~

~~))~~The ~~county's(e)County's~~ 2015 Strategic Climate Action Plan includes the same overarching goal.

King County requires comprehensive review, including environmental analysis, prior to approving a Land Use Map and zoning change. Site-specific environmental review will also be required for a grading permit or any other permit that is necessary for a ~~((mining))~~ mineral extraction operation. Therefore, a comprehensive site-specific study is required prior to any such approval.

**R-681            King County may designate additional sites on the Comprehensive Plan Land Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as ~~((mining))~~ Mining during the next Comprehensive Plan ~~((amendment cycle))~~ update. King County should approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study, early and continuous public notice and comment opportunities, when:**

- a.        The proposed site contains rock, sand, gravel, ~~((coal,))~~ oil, gas or other mineral resources;
- b.        The proposed site is large enough to confine or mitigate all operational impacts;
- c.        The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied;
- d.        The proposal has been evaluated under the State Environmental Policy Act so that the ~~county(e)County~~ may approve, condition or deny applications consistent with the ~~county's(e)County's~~ substantive State Environmental Policy Act authority, and in order to mitigate significant adverse environmental impacts.
- e.        Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site.

If King County denies an application for a site-specific ~~((mining))~~ Mineral rezone it should remove the Mining land use designation from the Land Use map, and the associated Potential Surface Resource Mineral ~~((zoning for the))~~ site designation from the ~~((county's Land Use maps))~~ Mineral Resources mapMap. If the ~~county((e))~~County denies a permit that would authorize mineral extraction and/or processing on a Designated Mineral Resources Site, the ~~county((e))~~County should consider new information generated during the permit review process to determine whether the site is not properly designated as mineral resource land of long-term commercial significance, the designation for the site on the Mineral Resources Map should be changed from Designated Mineral Resources Site to Potential ~~((surface))~~ Surface Mineral Resource Site. In addition, the Mining land use designation and the Mineral zoning classification for the site should be amended to be compatible with the surrounding properties.

**R-682            King County should remove the Mining land use designation on the Comprehensive Plan Land Use Map and associated Potential Mineral zone or Mineral zoning for any sites that have been denied a rezone to Mineral.**

If a grading or other permit necessary for the extraction of mineral resources is denied on a Designated Mineral Resource Site, the ~~county((e))~~County shall evaluate whether such mineral resource designation is appropriate. The re-evaluation process may occur ~~((during))~~ as part of the annual ~~((Comprehensive Plan ((amendment cycle))~~ update and information produced during the permit review process shall be used to evaluate the appropriateness of changing the existing designation. If the ~~county((e))~~County determines that the site should not be designated as mineral resource land of long-term commercial significance as defined in the Growth Management Act, the County shall evaluate whether the site ~~((shall ((be redesignated to a Potential Surface))~~ should remain as on the Mineral Resource ~~((Site on the Mineral Resources))~~ Map, and ~~((to a))~~ whether the land use designation and zoning classification should be changed, with consideration for ~~((compatible))~~ compatibility with the surrounding properties.

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

**R-684            The preferred adjacent land uses to sites designated as Mining on the Land Use Map are ~~((mining))~~ mineral extraction, industrial, open space or forestry uses.**

Sites for newly proposed Mineral zones shall not be adjacent to or within Agricultural Production Districts. Agricultural lands and operations should be protected from significant impacts associated with nearby ~~((mine))~~ mineral extraction operations.

**R-685** ~~((Mining))~~ Mineral extraction activities are permitted within the Forest Production District, consistent with policy R-620. However, a conditional use permit shall be required for ~~((mining))~~ mineral extraction activities in the Forest ~~((Production District))~~ zone located within one-quarter mile of established residences or for proposals seeking to use local access streets where abutting lots are developed for residential use.

**R-686** In order to comprehensively assess the environmental impacts associated with a zoning change, conditional use or operating approval for a ~~((mining))~~ mineral extraction proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for future proposals for structures and operations related to ~~((mining))~~ mineral extraction, such as asphalt and concrete batch plants.

**R-687** King County should prevent or minimize conflicts with ~~((mining))~~ mineral extraction when planning land uses adjacent to Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites. Subarea studies may indicate areas where ~~((mining))~~ Mining is an inappropriate land use designation. Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites and ~~((nonconforming sites))~~ Nonconforming Mineral Resource Sites should be shown on the Mineral Resources Map and subarea study maps in order to notify nearby property owners and residents of existing and prospective ~~((mining))~~ mineral extraction activities.

**R-688** The periodic review process for mineral ~~((extractive))~~ extraction and processing operations shall include sufficient public notice and comment opportunities. The purpose of the periodic review process is to provide opportunities for public review and comment on the mineral resource facility's fulfillment of state and ~~county~~~~((e))~~County regulations and implementation of industry-standard best management practices, and for King County to modify, add or remove conditions to address new circumstances and/or unanticipated

project-generated impacts. The periodic review process is not intended to re-examine the appropriateness of the mineral resource use, or to consider expansion of operations beyond the scope of existing permitted operations since that review would be accomplished through the ~~county's((e))County's~~ permitting process. The periodic review is intended to be a part of King County's ongoing enforcement and inspections of mineral resource sites, and not to be a part of the ~~county's((e))County's~~ permitting process.

**R-689** Conditions and mitigations for significant adverse environmental impacts associated with mineral extraction or mining operations and their associated structures or facilities should be required, especially in the following areas:

- a. Air quality;
- b. Environmentally sensitive and critical areas, such as surface and groundwater quality and quantity, wetlands, fisheries and wildlife habitats, and aquatic habitats;
- c. Noise levels;
- d. Vibration;
- e. Light and glare;
- f. Vehicular access and safety;
- g. Land and shoreline uses;
- h. Traffic impacts;
- i. Visual impacts;
- j. Cultural and historic features and resources;
- k. Site security;
- l. Climate change impacts from ~~((coal-mined))~~ minerals extracted for energy production; and
- m. Others unique to specific sites and proposals.

**R-690** Where mineral extraction or mining are subject to state or federal regulations, King County should work with the state and federal governments to ensure that proposals ~~((for underground mining, oil and gas extraction, and surface coal mining))~~ are reviewed with consideration of local land use and environmental requirements, regional impacts from transport and assessment of climate change impacts from end-use of ~~((oil, gas and coal))~~ minerals and mined materials.

**R-691** King County should work with the Washington State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and

appropriate manner. Reclamation of mineral extraction or mining sites in the Forest Production District should return the land to forestry. Where ((mining)) mineral extraction is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of ((mining)) mineral extraction sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.

*In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-74, amend as follows:*

**R-693** King County shall prohibit the establishment of new coal mines and the expansion of existing coal mines.

#### **Mineral Resources Property Information for the Mineral Resources Map**

DESIGNATED MINERAL RESOURCE SITES				
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	((Product)) <u>Material</u> *	Total Site Acreage (approx.)
1	25-21-06	Cadman S & G/Flintston S&G	SG	75
2	11-20-07 21-20-07	Plum Creek Timber Company	SG	476
3	21-22-03	Ideal Cement Co/King County	SG	39
5	27-22-07	Kangley Pit/Meridian Aggregates Co. (398 acres) and Stoneway Concrete Gravel Pit/Gary Merlino Construction	SG	608
6	28-23-06	Cedar Grove Pit/Queen City Farms	SG	315
7	33-23-06	Lake Francis Pit/Plumb Creek Timber Co	SG	143
8	33-23-06	Cedar grove Pit /ANMARCO	SG	35
9	20-23-06	Cedar Mountain Pit/ Rivera & Green	SG	57
10	20-22-06	Black River Quarry	SG	374

DESIGNATED MINERAL RESOURCE SITES				
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	((Product)) Material*	Total Site Acreage (approx.)
12	08-28-07 17-26-07	Cherry Pit/Thompson	SG	13
13	19-24-08 20-24-08	Snoqualmie/Weyerhaeuser Co. and S. Parsons et. al.	SG	665
15	06-23-06	Squak Mountain Quarry/M. Palmer	RS	16
16	22-24-07	Raging River/Cadman	RS	46
17	33-20-07	Highway 410 Quarry/J. Laramie	RS	34
18	28-26-11 27-26-11	Meridian Aggregates	R	38
((19	<del>11-21-06</del> <del>12-21-06</del>	<del>John Henry Coal Mine/Palmer Coking Coal</del>	€	<del>375))</del>
20	01-21-06 36-22-06	Reserve Silica Corporation Plum Creek Timber Co. and Silica Sand Mine	S	
23	32-24-06	State of Washington	CL	
25	32-24-06	Interpace Harris Mine/ R. Thompson and Eltra. Corp.	SG	
26	35-22-06	Meridian Minerals Co.	SG	
27	29-23-06	Pinnacle Exploration	SG	
28	29-23-06 32-23-06	ANMARCO and G. Newell	SG	
29	29-23-06	Plum Creek Timber Co	SG	
30	27-24-06	Issaquah/King Co.	SG	
31	05-23-06	King County	SG	
32	33-23-06	Lake Francis Plum Creek Timber Co	SG	
96	30-21-07	Franklin Pit/Morris	SG	158

POTENTIAL <u>SURFACE</u> MINERAL RESOURCE SITES			
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
35	35-22-05	T. Scarsella	11
36	07-25-06	Cadman/King Co.	24
37	33-23-06	Merlino Property/ANMARCO	32
39	20-23-06	Rivera and Green	21
40	22-26-06	T. Alberg	40
41	31-26-07	T. Alberg	160
42	08-26-07 17-26-07	R. and A. Thompson	11
43	32-23-09	R. and A. Thompson	145
44	11-21-05	B & M Investments	174
45	25-22-02	Doane Family Ltd.	60
46	08-25-06	W. Nelson	86
47	18-21-07	Palmer Coking Coal	79
48	30-21-07	Palmer Coking Coal	275
50	36-21-06	Palmer Coking Coal	116
51	06-23-06	Palmers	39
52	12-23-05	R. and R. Schroeder and Pacific Company Constructors	30
53	02-20-06	State of Washington	36
54	03-91-33	Weyerhaeuser Co.	36
74		Weyerhaeuser Co	3655
75		Weyerhaeuser Co., United States, U.S. Corps of Engineers	4214
76		Weyerhaeuser Real Estate Co.	1765
77		Weyerhaeuser Co. and State of Washington	705
78		Weyerhaeuser Co., Riley, Everett, Hamerly	1926
79		E. Seliger, Weyerhaeuser Co,	1167
80		Weyerhaeuser Co.	113

POTENTIAL SURFACE MINERAL RESOURCE SITES			
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
81		Metro	599
82		Cadman Black Diamond/Weyerhaeuser Co.	434
83		Weyerhaeuser Co.	925
55	02-20-07 12-20-07	Weyerhaeuser Co., State of Washington, Metro	634
56	10-20-07	Weyerhaeuser Co.	80
57	15-26-07	State of Washington	320
58	16-21-05	State of Washington	38
	17-23-07		
59	18-23-07 19-23-07 20-23-07	State of Washington	640
60	26-21-06	M & K Company	18
61	27-24-06	State of Washington	40
62	30-20-08	Weyerhaeuser Co.	141
63	30-21-07	State of Washington and Palmer Coking Coal	60
64	30-21-08	State of Washington	168
65	34-24-06	State of Washington	32
66	35-24-06	State of Washington	20
67	36-20-06	State of Washington	79
68	36-20-06	State of Washington	40
69	36-21-06	State of Washington	152
70	36-21-07	State of Washington	640
71	36-23-06	State of Washington	115
72	04-21-07	Weyerhaeuser Co.	173
	03-25-09		
	04-25-09		
73	05-25-09 10-25-09 33-25-09	Weyerhaeuser Co.	3079



**POTENTIAL SURFACE MINERAL RESOURCE SITES**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
	34-26-09		
	28-20-07		
84	32-20-07	Weyerhaeuser Co.	669
	33-20-07		
	04-19-07		
85	05-19-07	Weyerhaeuser Co.	1572
	32-20-07		
86	34-25-07	L.A. Welcome	24
87	36-21-05	Sparling/King Co.	41
88	21-24-07	Raging River/King Co.	40
89	32-22-07	Lake Retreat/King Co	82
90	35-22-02	Sprowls/King Co.	40
91			
92	23-26-07	Swan Quarry/King Co.	76
93	31-23-07	Route 18 Fill Project/Plumb Creek Timber Co.	40

**LEGAL ((~~NON-CONFORMING~~)) NONCONFORMING  
MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE  
((~~FPPD~~)) FOREST PRODUCTION DISTRICT**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	(( <del>Product</del> ) ) <u>Material*</u>	Total Site Acreage (approx.)
21	01-19-07	Hardie/Weyerhaeuser	S	625
94	29-20-07	Jensen Sand & Gravel/Jensen	SG	13
95	29-20-07	Corliss/Weyerhaeuser	SG	60
103	34-22-06	Summit/King County	SG	176
104	13-20-06	Enumclaw Quarry/Pierotti	RS	14
110	31-21-07	Hyde Pit/Palmer Coking Coal Co	SG	20

**LEGAL ((NON-CONFORMING)) NONCONFORMING  
MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE  
((FPD)) FOREST PRODUCTION DISTRICT**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	((Product) ) <u>Material</u> *	Total Site Acreage (approx.)
	19-23-09			
113	20-23-09	Cadman North Bend/Weyerhaeuser	SG	300
	29-23-09			
114	33-20-07	White River/Weyerhaeuser	RS	175

**\*KEY FOR ALL SITES**

SG	=	Sand & Gravel
RS	=	Rock & Stone
R	=	Rock
((C	=	Coal))
ShCI	=	Shale & Clay
CI	=	Clay
S	=	Silica

**NOTE:**

• Each map number corresponds to one or more parcel number(s), and in some cases different owners and operators. The acreage listed represents the sum acreage of all the parcels of the site. Please refer to the technical appendix for the parcel-specific version of this table.

• Designated Mineral Resource Sites: Sites with Mineral Zoning.

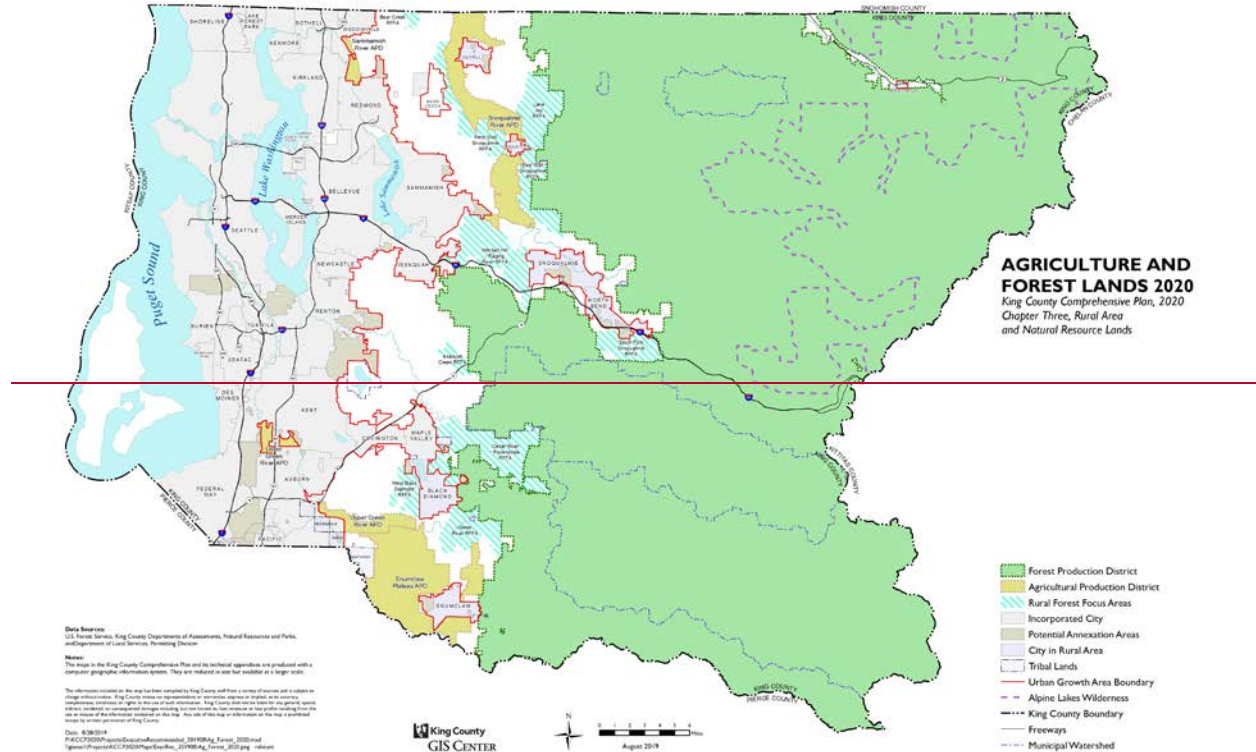
• Potential Surface Resource Mineral Sites: Sites identified by the landowner or operator prior to Nov.18, 1994 and sites as of Nov. 18, 1994 that had pending rezone applications for Quarrying/Mining (now Mineral) zoning or had potential Quarrying/Mining (now Mineral) zoning. Such sites may or may not be able to operate, and are subject to all federal, state and local regulations.

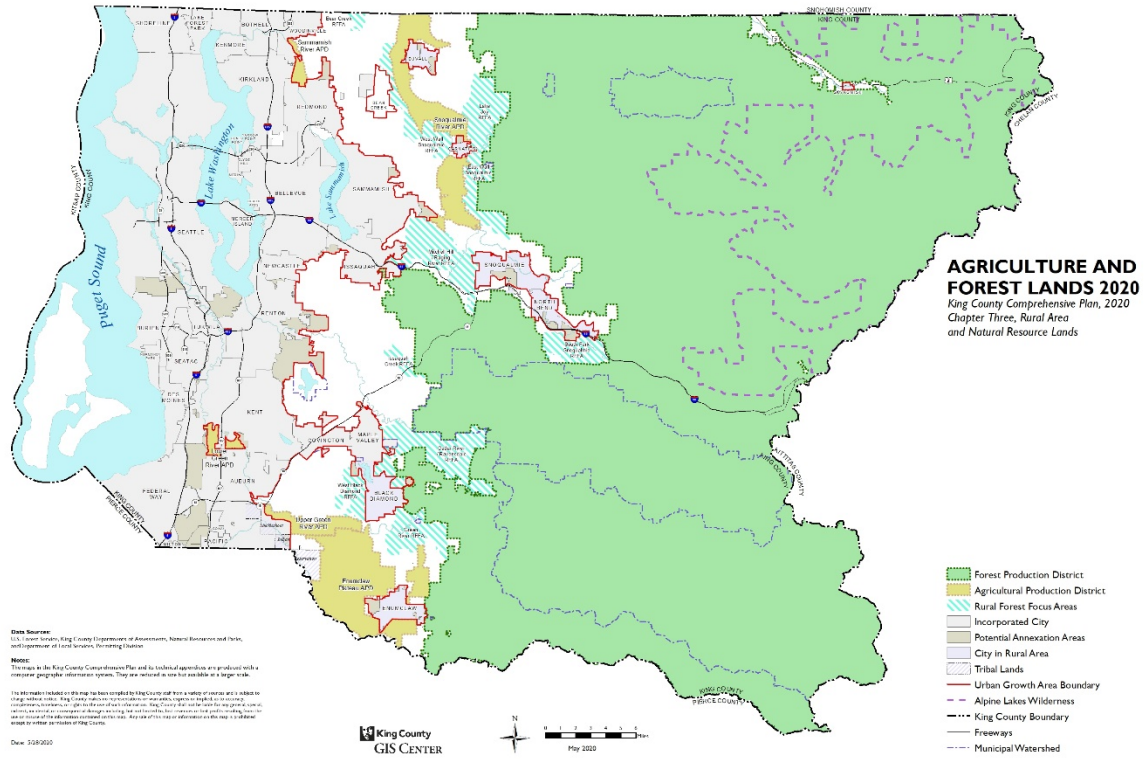
• Nonconforming Mineral Resource Sites and Existing Mineral Resource Sites in the Forest Production District: Sites on which ~~mining~~mineral extraction operations pre-date King County zoning regulations, but without zoning or other land use approvals.



In Chapter 3 Rural Areas and Natural Resources Lands, following page 3-78,  
~~delete~~strike the Agriculture and Forest Lands Map and replace with the following:

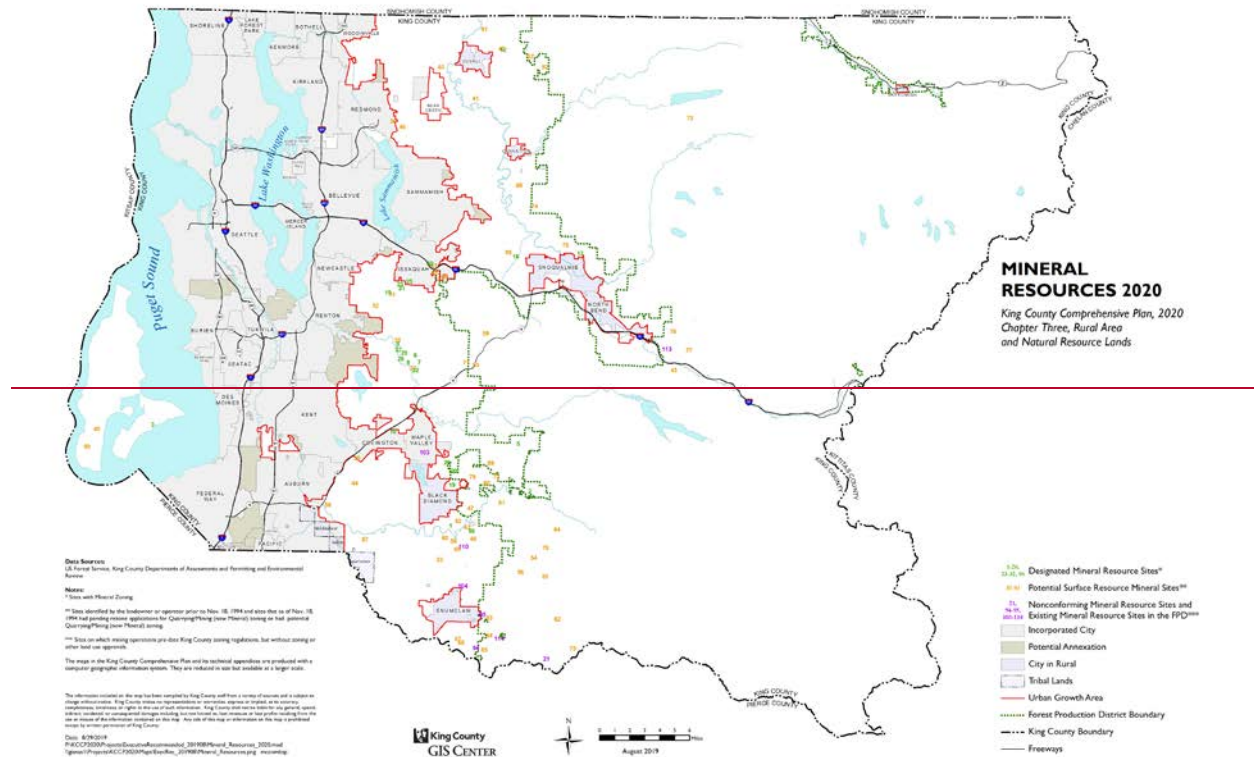
### Agriculture and Forest Lands Map





In Chapter 3 Rural Areas and Natural Resources Lands, following the Agriculture and Forest Lands map on page 3-78, delete Map, strike the Mineral Resources Map and replace with the following:

### Mineral Resources Map







King County has a role to play in promoting cooperation and public/private partnerships to address the full range of critical housing needs in King County and the Puget Sound region. King County convened the Regional Affordable Housing Task Force in July 2017. The task force met for 18 months to understand the affordable housing challenges and to meet people most affected by the lack of affordable units in the county. The task force work culminated in a Five-Year Action Plan and Final Report, which was adopted as the policy of the County in Motion 15372. The overarching goal of the Five-Year Action Plan is to "strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a priority for serving households at or below 50 percent Area Median Income." The Action Plan contains seven goals to accomplish the overall goal:

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transit service, with a particular priority for high-capacity transit stations;

4. Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness;

5. Protect existing communities of color and low-income communities from displacement in gentrifying communities;

6. Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County; and

7. Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.

The King County Department of Community and Human Services is managing the County's role in implementing the Five-Year Action Plan, in collaboration with other internal parties such as the Metro Transit Department, the Facilities Management Division, the Department of Natural Resources and Parks, and the Department of Local Services. The King County Growth Management Planning Council created a new Affordable Housing Committee to serve as a regional advisory body with the goal of recommending actions and assessing progress toward implementation of the Five-Year Action Plan. ~~The Committee is intended to function~~The Committee is comprised of representatives of King County, the City of Seattle, Sound Cities Association, housing authorities, and others with expertise in affordable housing, including preventing displacement. The Committee is responsible for recommending amendments to the Countywide Planning Policies, including regional goals, metrics, and land use policies. The Committee functions as a point of coordination and accountability for affordable housing efforts across King County.

***In Chapter 4 Housing and Human Services, on page 4-20, amend as follows:***

- H-201** In coordination with local jurisdictions, funding partners and community partners, King County will seek to build and sustain coordinated regional health and human services and behavioral health systems to provide services, supports, safety and opportunity to those most in need. In carrying out its role in such systems, King County government will:
- a. Work with other jurisdictions and organizations to define a regional health and human services and behavioral health systems and strengthen financing, access and overall effectiveness of services;

- b. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis;
- c. Retain responsibility for the development and implementation of mandated, through law or adopted ~~county~~**((e))County** policy, countywide specialty systems for behavioral health (including mental health and substance use disorder treatment), physical, emotional and cognitive health, public health, drug and alcohol abuse and dependency, veterans, older adults, children and youth, vulnerable adults, and people with developmental disabilities;
- d. Define its regional role in other human service and prevention-oriented systems, including systems that address homelessness, older adults' needs, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention and youth and family services;
- e. Assess and measure the health and needs of King County's residents on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and
- f. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

*In Chapter 5 Environment, on page 5-5, amend as follows:*

As part of the 2004 Comprehensive Plan (~~((Update in 2004))~~ update, King County updated its critical areas, stormwater runoff management, and clearing and grading regulations consistent with Growth Management Act requirements to include best available science. These regulations are functionally interrelated, with the standards for protection of wetlands, aquatic areas, and wildlife areas also working in tandem with landscape-level standards for stormwater management, water quality, and clearing and grading.

*In Chapter 5 Environment, on page 5-12, amend as follows:*

The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to achieve the recovery of the Puget Sound ecosystem by the year 2020. Its goal is to consolidate and significantly strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the health of Puget Sound and its watersheds. The Puget Sound Partnership also serves as an umbrella group for salmon recovery efforts in Puget Sound, including implementation of salmon

recovery plans prepared for Chinook salmon. King County, through its land use decisions, management of stormwater and wastewater discharges, development of recycled water supplies, cooperative habitat protection and restoration projects, work in flood risk reduction, salmon recovery, support for agricultural and natural land protection, actions to address climate change and ongoing environmental monitoring, is actively involved in the conservation and recovery of Puget Sound. King County has the opportunity, and responsibility, to make significant contributions to protecting and restoring Puget Sound. The Puget Sound Partnership's 2018-2020 Action Agenda for Puget Sound was revised in 2012, 2014, ~~((and))~~ 2016, and 2018, focusing on three Strategic Initiatives: protecting and restoring habitat, preventing pollution from stormwater, and recovering shellfish beds. ~~((The Partnership ((anticipates updating)) updated the Action Agenda again in 2018.))~~

***In Chapter 5 Environment, starting on page 5-20, amend as follows:***

Climate change impacts are here and now; in the last century, sea level in Seattle has risen by eight inches and average annual temperatures in the Pacific Northwest have increased 1.5 degrees Fahrenheit. While greenhouse gas emissions must be reduced to avoid the worst impacts of climate change, impacts are projected even if global and local greenhouse gas emissions are drastically cut. The County is integrating climate change preparedness into:

Operations and maintenance of infrastructure, programs and natural resources;

Provision of public services;

Policies and regulations; and

Partnerships with other local governments, community groups and businesses.

***In Chapter 5 Environment, on page 5-20, after policy E-215b, ~~insert the following, and renumber the remaining policies consecutively and correct any internal references accordingly:~~***

**E-215e215bb King County ~~shall~~should implement ~~land use~~ regulations that ~~increase~~ ~~resident~~mitigate and ~~business~~build resiliency to the anticipated impacts of climate change, based on best available ~~science, such as~~information. Such impacts include sea level rise, changes in rainfall patterns, ~~changes in and flood~~ volumes and frequencies, ~~and~~ changes in average and extreme temperatures and weather, impacts to forests including increased wildfires, droughts and pest infiltrations. Methods could include mitigating greenhouse gas emissions,**

establishing sea level rise regulations, and/or strengthening forests ability to  
withstand impacts.

~~E-215d~~**E-215bbb** King County shall assess the best available sea level rise projections two years  
prior to each eight-year ~~Comprehensive Plan~~ update, and shall incorporate the  
projections into the ~~amendments~~**Comprehensive Plan** where appropriate.

*In Chapter 5 Environment, on page 5-33, amend as follows:*

**E-420** King County should incorporate climate change projections into new  
species protection plans, and shall revise older species protection plans  
when feasible or when conducting ~~((regular plan))~~ eight-year updates to  
incorporate projected impacts from climate change.

*In Chapter 5 Environment, on page 5-42, amend as follows:*

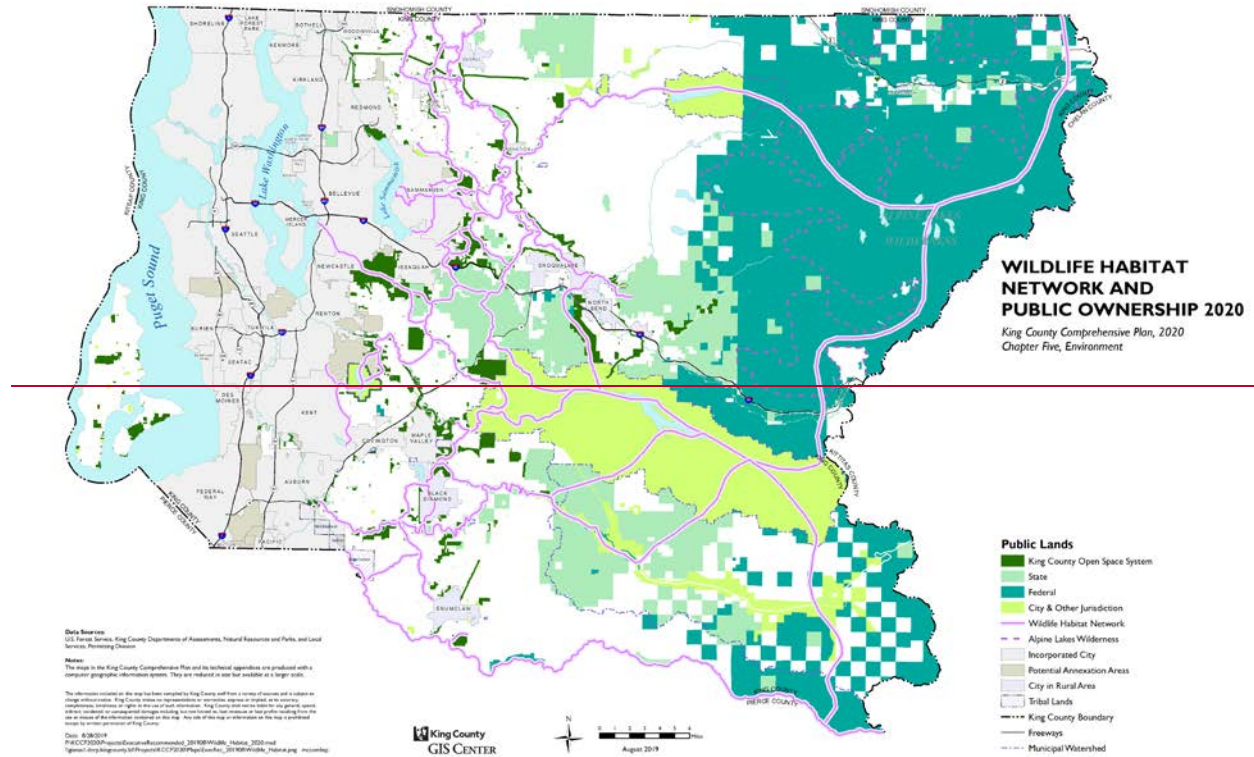
**E-440** King County should regularly review the Washington Department of Fish and  
Wildlife's list of Priority Species and other scientific information on species of  
local importance, and evaluate whether any species should be added to or  
deleted from the lists in policies E-435 and E-437. Any additions or deletions  
should be made through ~~((the))~~an annual ~~((amendment process for))~~ update to  
~~the comprehensive plan~~ update.

*In Chapter 5 Environment, on page 5-42, after policy E-441, insert the following:*

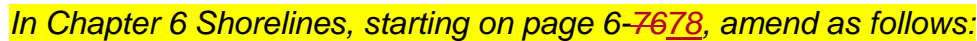
In accordance with new statutory requirements, as described in Chapter 9, Services, Facilities and  
Utilities, the Department of Ecology has established a Watershed Restoration and Enhancement  
Committee in all five Watershed Resource Inventory Areas located either entirely or partially within  
King County. King County is participating in the Ecology process of developing a flow restoration  
strategy for each of the Watershed Resource Inventory Areas to mitigate the consumptive use of new  
permit-exempt wells drilled in the next 20 years. The flow restoration strategies are anticipated to be  
recommended by 2021.

In Chapter 5 Environment, following page 5-83, ~~delete~~strike the Wildlife Habitat Network  
and Public Ownership Map and replace with the following:

### Wildlife Habitat Network and Public Ownership Map

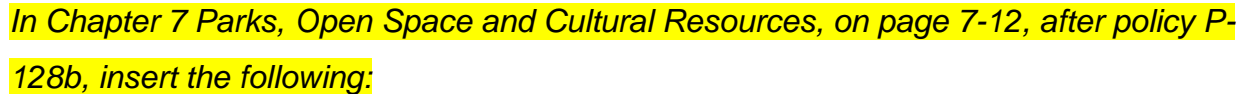






*In Chapter 6 Shorelines, following page 6-84, ~~delete~~86, strike the Shorelines of the State Map and replace with the following:*

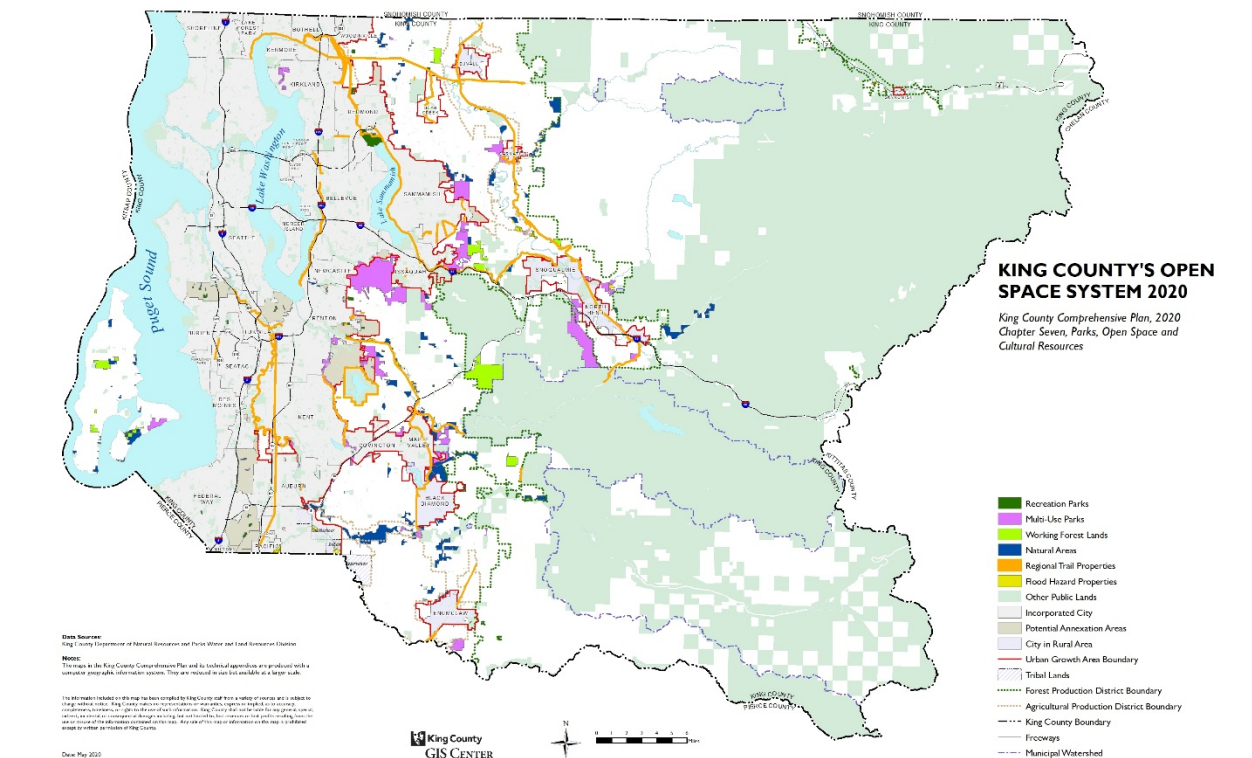
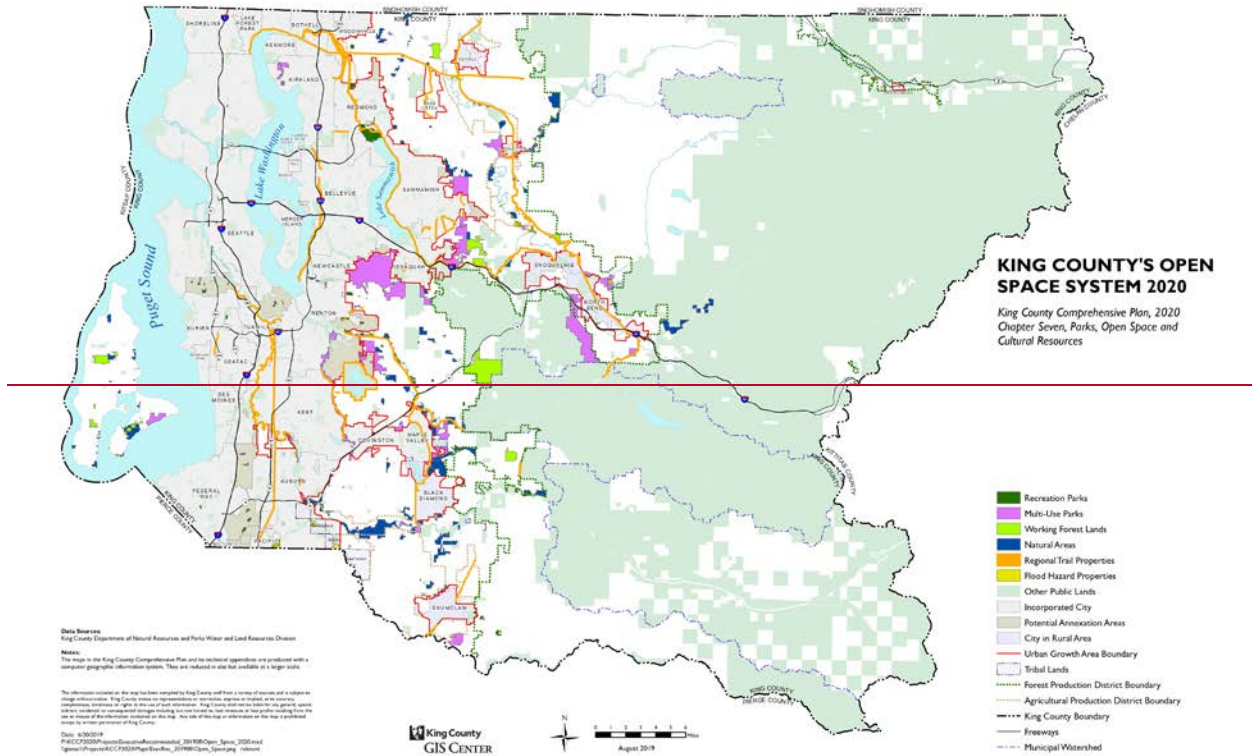
Comprehensive Plan Amendments  
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*In Chapter 7 Parks, Open Space and Cultural Resources, following page 7-18, ~~delete~~ the King County Open Space System Map and replace with the following:*

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*In Chapter 8 Transportation, on page 8-1, amend as follows:*

## CHAPTER 8

# TRANSPORTATION

Transportation is critically important to King County and the surrounding region and has profound effects on quality of life and the vitality of the economy. Transportation provides access to jobs, education, services, recreation, and other destinations throughout King County. King County plays a central role in the regional transportation sector, supporting a variety of motorized, nonmotorized, air and marine transportation needs and providing services and facilities ranging from local to international.

The ~~county((e))County~~ has direct responsibility for the unincorporated area road network. It provides transit services and facilities throughout the ~~county((e))County~~, including within cities, and also performs many of Sound Transit's services under contract.

King County Metro also operates streetcar services within the City of Seattle (~~South Lake Union streetcar~~). The King County International Airport/Boeing Field is owned, operated and maintained by the ~~county((e))County~~.

King County's Marine Division operates passenger-only ferry service from downtown Seattle to Vashon Island and West Seattle.

The ~~county((e))County~~ also provides requested road-related services to over two dozen cities or other agencies through contractual agreements where there is mutual benefit to the ~~county((e))County~~ and its customer cities and agencies.

*In Chapter 8 Transportation, on page 8-3, amend as follows:*

The current and projected economic climate, however, places severe constraints on the ~~county's((e))County's~~ ability to meet these important goals. The strategic plans for the Road Services Division, Metro Transit Department, and the Marine (~~and Road Services Divisions~~) Division identify priorities, analyze available funding and constraints, and set targets to help reach these goals.

*In Chapter 8 Transportation, on page 8-5, amend as follows:*

Public transportation is vitally important to the Puget Sound region. It provides connections to jobs, schools, and other destinations, and enables those with limited mobility options to travel. Public transportation enhances regional economic vitality by freeing up roadway capacity and improving the mobility of people, goods, and services. It saves the region time and money. It helps accommodate regional growth by making better use of the region's existing infrastructure and benefiting the environment. Public transportation improves the quality of life and health for residents and visitors to the Puget Sound region. King County provides public transportation services through the Metro Transit ~~((Division))~~ Department, as well as passenger ferry service through the Marine Division.

**Metro Transit ~~((Division))~~ Department**

The King County ~~((Department of Transportation's))~~ Metro Transit ~~((Division))~~ Department (Metro) is the designated public transit provider for King County. Metro's mission is to provide the best possible public transportation services and improve regional mobility and quality of life in King County. Metro provides more than 120 million fixed-route transit rides per year. Its fixed route system includes a network of all-day, two-way bus routes between residential, business and other transit activity centers; peak-period commuter service to major destinations from many neighborhoods and from a network of park-and-ride lots; and local bus services that connect people to the larger transportation system. In addition to bus service, Metro provides alternative services, such as commuter vanpools, Access paratransit service, Commute Trip Reduction programs, and Rideshare Online, as well as community programs such as In Motion and car-sharing.

*In Chapter 8 Transportation, starting on page 8-6, amend as follows:*

**Water Taxis: King County's Marine Division**

~~((On January 1, 2015, the King County Ferry District was assumed by King County. The Marine Division continues to operate passenger-only ferry service routes from downtown Seattle to West Seattle and Vashon Island. State legislation passed during the 2014 legislative session allowed King County to take this action. King County gained many administrative efficiencies as the Marine Division will no longer be maintaining two separate budgets, transferring funds between multiple agencies and accounts, and providing reports to two governments.))~~

The Marine Division, which is a part of the Metro Transit Department, provides service from downtown Seattle to West Seattle and Vashon-Maury Island. The Marine Division is guided by the King County Ferry District 2014 Strategic Plan, which was developed while under the King County Ferry District's

governance. The plan expresses the vision and goals for passenger-only ferry service in King County for the next three to five years. The strategies are the broad initiatives to pursue the vision and goals, with specific actions listed under each strategy. The plan's vision is to be a leader in regional mobility benefiting the community and economic development needs of King County through providing water taxi service that is safe, reliable, and a great customer experience while being responsive and accountable to the public. The goals are to: 1) provide reliable and safe service; 2) deliver financially sustainable water taxi service; and 3) to integrate water taxi service with the broader regional transportation system and economy. The strategies to achieve these goals include: 1) build on strengths and grow ridership; 2) achieve financial stability; 3) coordinate with regional planning and emergency management efforts; and 4) explore growth and partnership opportunities.

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

The Strategic Plan for Road Services defines the vision and mission for the King County Department of ~~((Transportation's Road))~~ Local Services – Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the ~~county's((e))~~County's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2023))~~ 2024, when the next ~~((major))~~ eight-year Comprehensive Plan update is completed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King County road system through focused investment of available resources to facilitate the movement of people, goods and services, and respond to emergencies.

*In Chapter 8 Transportation, on page 8-9, amend as follows:*

**T-104            The Strategic Plan for Public Transportation 2011-2021, King County Metro Service Guidelines and the King County Metro Long Range Plan for Public Transportation, or successor plans, shall guide the planning, development and implementation of the public transportation system and services operated by the King County Metro Transit ~~((Division))~~ Department.**

*In Chapter 8 Transportation, on page 8-10, amend as follows:*

**T-107            The King County International Airport Strategic Plan, or successor plans, shall guide the planning, development and implementation of airport facilities and services managed by the King County International Airport ((Division)).**

*In Chapter 8 Transportation, on page 8-15, amend as follows:*

**T-213            King County should use its authority including zoning, permitting and development standards to protect the public use airports of ((Banderra)) Bandera near the town of North Bend and Skykomish airport in King County from encroachment of non-compatible land uses. Compatible airport land uses are those that comply with generally accepted Federal Aviation Administration guidance on location, height, and activity that provide for safe aircraft movement, airport operations, including expansion, and community safety.**

*In Chapter 8 Transportation, on page 8-18, amend as follows:*

The State Environmental Policy Act establishes environmental review of project impacts on all elements of the environment including transportation. ((In addition, the county has a mitigation payment system whereby developments are charged proportionate shares for transportation projects and services needed as a result of the related growth.))

*In Chapter 8 Transportation, on page 8-19, amend as follows, and renumber the remaining policies consecutively and correct any internal references accordingly:*

~~((T-229            King County shall implement a system that establishes fees needed to mitigate the growth-related transportation impacts of new development. The fees will be used to pay a development's proportionate share of transportation capital projects needed to support growth including, but not limited to, road, transit, and nonmotorized facilities. Such fees are in addition to any requirements established for transportation services and facilities needed solely as a result of the development.))~~

*In Chapter 8 Transportation, on page 8-20, amend as follows:*



In unincorporated King County, the Road Services Division is responsible for nonmotorized facilities such as bicycle lanes, sidewalks, or shoulders on ~~county~~(e)County roads. The division also provides crosswalks and specialized signals or signage that help facilitate safer nonmotorized travel. The King County Road Design and Construction Standards include accommodation for nonmotorized uses and specify bicycle lane, sidewalk, or road shoulder criteria for unincorporated urban and rural roads. Sidewalks are allowed in Rural Towns and, under certain circumstances, sidewalks are allowed in the Rural Area as a spot improvement to address an existing safety or high-use issue when other walkway alternatives would not be as effective, or for safe routes to school. Road-related nonmotorized capital needs in the unincorporated area are included in the Transportation Needs Report and are programmed in the six-year Roads Capital Improvement Program as funding allows. The HealthScape Transportation Programming Tool, along with other criteria, is used in evaluating nonmotorized projects in the Transportation Needs Report.

King County also plays a countywide role in nonmotorized transportation through its Regional Trails System and transit services. The regional trail network, discussed in Chapter 7, Parks, Open Space and Cultural Resources, is an integral component of the ~~county's~~(e)County's transportation system. It includes facilities located both in cities and the unincorporated area. The trail network functions as the spine of the ~~county's~~(e)County's nonmotorized system in many areas. Transit and walking or biking are highly synergistic; transit use tends to be highest in locations where walking and biking are prevalent, and vice versa. The Metro Transit (~~Division~~) Department supports nonmotorized transportation programs such as bicycle racks on transit buses and bicycle lockers at park-and-ride lots, employment sites and other locations.

***In Chapter 8 Transportation, on page 8-27, amend as follows:***

Road Services Division's Capital Improvement Program and Financial Plan must be consistent with this Comprehensive Plan and consider the current performance of the transportation system, concurrency needs of planned developments, priority projects, phased implementation of improvements, and other related factors. Revenues from a range of sources, including grants (~~and Mitigation Payment System fees~~), are programmed to appropriate projects.

***In Chapter 8 Transportation, on page 8-29, amend as follows:***

**T-311      The ~~((King County))~~ Department of ~~((Transportation))~~ Local Services has responsibility for development and maintenance of transportation facilities in ~~county~~(e)County-owned road rights-of-way. Other right-of-way users must**

obtain approval from the department regarding projects, maintenance and other activities impacting the right-of-way.

*In Chapter 8 Transportation, on page 8-32, amend as follows:*

The goals and activities of ~~((the))~~ King County ~~((Department of ((Transportation)))~~ Local Services departments and agencies that provide transportation services in King County are integrally linked to the ~~county's((e))~~County's strategies and activities for addressing climate change. This linkage was refined in the County's 2012 Strategic Climate Action Plan, with an entire chapter focused on the operational and service targets related to transportation and land use. The Strategic Climate Action Plan identifies clear performance targets (how much change is the County attempting to achieve) and strategies and priority activities that reduce greenhouse gas emissions. It allows for the reporting of strategies, program activities, and performance measures related to climate change in one location.

*In Chapter 8 Transportation, on page 8-35, amend as follows:*

~~((King County Marine Division~~

~~The Marine Division provides passenger-only ferry service between downtown Seattle, Vashon Island, and West Seattle.~~

~~In 2015, as part of the adopted 2015-2016 County Budget, the Council instructed the Marine Division to develop a report on the potential for expansion of passenger ferry service in King County. This report was completed in 2015 and could be used to inform potential expansion of County passenger ferry service and associated future property tax levies.))~~

*In Chapter 8 Transportation, on page 8-36, amend as follows:*

**T-401** Financial investments in transportation should support a sustainable, transportation system, consistent with the priorities established in the King County Strategic Plan and each department and division's strategic plans or other functional plans.

*In Chapter 8 Transportation, on page 8-37, amend as follows:*



**T-404** When funding transportation projects in areas where annexations or incorporations are expected, ~~((the ((Department of Transportation))~~ King County should seek interlocal agreements with the affected cities and other service providers to provide opportunities for joint grant applications and cooperative funding of improvements.

*In Chapter 9 Services, Facilities and Utilities, on page 9-15, before the section on potable water systems, insert the following and renumber the remaining sections consecutively and correct any internal references accordingly:*

~~1. ———~~ Legal

*In Chapter 9 Services, Facilities and Utilities, starting on page 9-18, amend as follows:*

Under King County Code chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency in coordinating the activities of the Department of Local Services - Permitting Division ((and Environmental Review)) and Public Health – Seattle & King County in order to ensure that groundwater quality and quantity are protected, and facilitate implementation of the plans that have been developed to protect groundwater in five groundwater management areas within King County. In accordance with new water law requirements, King County has an established a hierarchy of water service that restricts the creation of new permit-exempt wells in closed basins, except in very limited circumstances, and as consistent with state law and the ~~in-stream~~ flow rules applicable to permit-exempt wells.

*In Chapter 9 Services, Facilities and Utilities, on page 9-18, amend as follows:*

Under King County Code chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency in coordinating the activities of the Department of Local Services - Permitting Division ((and Environmental Review)) and Public Health – Seattle & King County in order to ensure that groundwater quality and quantity are protected, and facilitate implementation of the plans that have been developed to protect groundwater in five groundwater management areas within King County. In accordance with new water law requirements, King County has an established hierarchy of water service that restricts the creation of new permit-exempt wells in closed basins, except in very limited circumstances, and is consistent with state law and the instream flow rules applicable to permit-exempt wells.

*In Chapter 9 Services, Facilities and Utilities, on page 9-36, amend as follows:*

Implementation of the 2006 King County Flood Hazard Management Plan has played a significant role in protecting King County's economic base. The 2006 Flood Hazard Management Plan ((is now being)) was updated in 2013.

***In Chapter 9 Services, Facilities and Utilities, on page 9-23, after Policy F-254, insert the following:***

**6. Water Availability and New State Laws**

In January 2018, the Washington State Legislature approved Engrossed Substitute Senate Bill (ESSB) 6091, now codified in chapters 19.27, 58.17, 90.03, and 90.94 Revised Code of Washington. The adopted statutes clarify the steps building permit and subdivision applicants must take to establish that water is "legally available" when proposing to obtain water from a new permit-exempt well.

In King County, the new water law requirements most directly affect development in the Rural Area and on Natural ~~Resources~~Resource Lands where new development may not be served by public water systems and applicants are proposing to use permit-exempt wells for a source of water supply. King County has ~~had a long-standing preference~~prioritization for ~~limiting new water use that intends to limit~~ permit-exempt wells and ~~requiring~~require new development to be connected to ~~larger public water systems, known as~~ Group A water systems. Consistent with the new water law requirements, King County permitting processes ensure that the hierarchy of water service is fully implemented with the Comprehensive Plan policies and the King County Code. Additionally, consistent with new water law, King County will participate in the Washington State ~~Department's~~Department of Ecology's Watershed Restoration and Enhancement Committee process, which may lead to the identification of new water planning provisions in future Comprehensive Plan updates.

~~In Chapter 9 Services, Facilities and Utilities, starting on page 9-18, amend as follows:~~

~~Under King County Code chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency in coordinating the activities of the Department of Local Services Permitting Division ((and Environmental Review)) and Public Health—Seattle & King County in order to ensure that groundwater quality and quantity are protected, and facilitate implementation of the plans that have been developed to protect groundwater in five groundwater management areas within King County. In accordance with new water law requirements, King County has an established a hierarchy of water service that restricts~~

~~the creation of new permit exempt wells in closed basins, except in very limited circumstances, and as consistent with state law and the instream flow rules applicable to permit exempt wells.~~

~~In Chapter 9 Services, Facilities and Utilities, on page 9-36, amend as follows:~~

~~Implementation of the 2006 King County Flood Hazard Management Plan has played a significant role in protecting King County's economic base. The 2006 Flood Hazard Management Plan ((is now being)) was updated in 2013.~~

*In Chapter 9 Services, Facilities and Utilities, starting on page 9-37, amend as follows:*

King County's economy and quality of life depend on readily available, affordable and clean energy and telecommunications resources. Energy and electronic communications systems provide important public services and their implementation must be coordinated with land use planning. The sustainable development and efficient use of energy resources can ensure their continued availability while minimizing long-term costs, risks and impacts to ~~((the individual, society, and the shared environment))~~ public health and safety, air and water quality, and essential public infrastructure and services.

In order to help mitigate global climate impacts resulting from human energy use, King County is planning its energy uses in ways that will ~~manage its procurement, production, use, policies, and planning in order to~~ improve energy efficiency; increase production and use of renewable energy; reduce risk to public health, safety, critical services, and the environment; and reduce the release of greenhouse gases and emissions. This includes rigorous and transparent review and regulation of fossil fuel facilities.

~~((Toward ((that goal, King County implemented the 2010 King County Energy Plan and)) these goals, the 2015 Strategic Climate Action Plan ((, which)) includes the following objectives for reducing energy use and greenhouse gas emissions in King County:~~

- ~~1. Reduce energy use through continuous improvements in facility and equipment efficiency, procurement, construction practices, and resource conservation;~~
- ~~2. Increase transit use and provide transportation choices that reduce overall energy use and emissions in the county, while improving the efficiency of King County's fleet;~~
- ~~3. Be a leader in early adoption and promotion of innovative technology for buildings and vehicles with a focus on electric vehicles;~~
- ~~4. Increase the production and procurement of renewable energy and the development of waste-to-energy applications; and~~

5. ~~Pursue sustainable funding strategies for energy efficiency, renewable energy projects,  
waste-to-energy projects and greenhouse gas reduction efforts.~~

The 2015 Strategic Climate Action Plan provides targets for reducing energy usage in operations and increasing the amount of renewable energy that the ~~county((e))County~~ produces or uses. These targets are measured for the ~~county((e))County~~ government as a whole; divisions are directed to make policies and plans consistent with the King County Strategic Climate Action Plan and implement those as practical, considering the Plan and their other service priorities. Some divisions may exceed the targets, while others may not meet them in given years – but all divisions will use the Strategic Climate Action Plan as the basis for strategic energy planning and direction.

King County divisions are taking steps to translate countywide energy targets into agency specific plans and action. Agency specific plans are important steps that support progress towards countywide targets. The Strategic Climate Action Plan sets the ~~county's((e))County's~~ long term goal of reducing its greenhouse gas emissions from government operations, compared to a 2007 baseline, by at least at least 80% by 2050. In order to accomplish this goal, the ~~county((e))County~~ is dedicated to reducing its energy use, which ~~((most heavily contributes to its)) is the most cost-effective approach to reducing~~ greenhouse gas emissions. Energy reduction goals are included in the Strategic Climate Action Plan. In its government operations, the ~~county((e))County~~ set buildings and facilities normalized energy use reduction goals of five percent reduction by 2020 and 10% by 2025, as measured against a 2014 baseline. In its vehicle operations, the ~~county((e))County~~ set a reduction goal of at least 10% of its normalized net energy use by 2020, again measured against a 2014 baseline.

*In Chapter 9 Services, Facilities and Utilities, on page 9-40, amend as follows:*

**F-307                      King County should foster the development and increased use of clean, renewable and alternative fuel and energy technologies.**

*In Chapter 9 Services, Facilities and Utilities, on page 9-49, ~~prior to section~~ amend as follows:*

**~~5.~~ Hazardous Liquid and Gas Transmission Pipeline, amend as follows: Pipelines**  
Part of the fossil fuel system is the movement of hazardous liquid and gas by transmission pipelines. Hazardous liquid and gas transmission pipelines, as defined by Revised Code of Washington 81.88.((040))010 and Washington Administrative Code 480-93-005, ((consecutively)) respectively.

provide a vital service of transporting hazardous materials from one location to another. Long-distance transmission pipelines move a variety of hazardous materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline address public health and safety.

*In Chapter 9 Services, Facilities and Utilities, on page 9-49, amend as follows:*

**F-331** King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. ~~((To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system,))~~ King County's land use designations, zoning classifications and development regulations ~~((shall))~~ should be ~~((consistent with state and federal requirements))~~ focused on increasing safety and reducing environmental impacts of transmission pipelines regulated by the federal and state government. King County shall actively engage in federal and state review processes to identify local impacts and risks and advocate for safety and environmental protections.

**F-332** Any new, modified, or expanded hazardous liquid and gas transmission pipelines proposed for construction in King County shall meet the ~~((e))~~County's development regulations, including but not limited to, King County's zoning code, building code, grading code, and shoreline management code. Proposals for modifications, such as regular maintenance or changes required to address hazards or comply with federal or state safety requirements, shall be clearly distinguished from proposals to modify or expand facility capacity or uses.

*In Chapter 9 Services, Facilities and Utilities, on page 9-52, amend as follows:*

## **7. Crude Oil Transport by Rail, Truck and Vessel**

Part of the fossil fuel system is the transport of crude oil by rail, truck and vessel. King County and local governments across the United States are facing rapid and significant increases in train traffic carrying crude oil. According to the Washington State Department of Ecology's 2014 Marine and Rail Oil Transportation Study, the volume of crude oil transported by rail across the US increased 42-fold from 2008 to 2013.

*In Chapter 9 Services, Facilities and Utilities, on page 9-53, amend as follows:*

~~F-344a King County Office of Emergency Management shall convene local emergency managers, first responders, railroads and others to prepare for and mitigate the increasing risk of oil spills, fire and explosions posed by oil ((-by-rail)) transport by rail~~  
~~5, truck and vessel. This work should consider potential risks from related fossil fuel facilities.~~

~~F-344b King County should advocate for environmental reviews of proposed oil terminals and other related fossil fuel facilities in Washington State to assess and mitigate for area-wide, cumulative risks and impacts to public safety, infrastructure, traffic, health, water supplies and aquatic resources from increased oil ((train-traffic)) transport by rail, truck, and vessel.~~

*In Chapter 9 Services, Facilities and Utilities, on page 9-53, after Policy F-344c, insert the following:*

**8. Fossil Fuels and Fossil Fuel Facilities**

~~Fossil fuels include~~are petroleum and petroleum products, coal, ~~petroleum products (such as crude oil and gasoline), and gaseous fuels (such as natural gas and, such as methane, propane), and butane, derived from prehistoric organic matter and used to generate energy. Fossil fuels do not include non-fuel products; denatured petrochemicals, fuel additives, or renewable fuels such as biodiesel, or fuels generated from waste management processes, such as wastewater treatment, anaerobic digesters, landfill waste management, livestock manure, and composting processes.~~

~~The transport of fossil fuels has grown substantially. Between 2012 and 2017, movement of fossil fuel products through Washington state by rail grew from zero to 54 million barrels of oil, and the movement of oil through the State has increased by 27 percent since 2006.~~

~~. Fossil~~

~~In~~ recognition of this growth, in 2019, King County studied the impacts from fossil fuels and fossil fuel facilities in order to identify, avoid, and mitigate the potential range of impacts to public health and safety, air and water quality, habitats, natural resource lands, and other resources and functions. King County studied definitions, use classifications, policies, development regulations, zoning tools, and review procedures used by other local and state governments, to regulate fossil fuel facilities. Based on this review, fossil fuel facilities, as defined further in the King County Code, are commercial facilities used primarily to receive, store, refine, process, transfer, wholesale trade, or transport fossil fuels. They do not



include individual storage facilities ~~of up to 30,000 gallons and total cumulative facilities per site of 60,000 gallons~~ for the purposes of retail or direct to consumer sales, facilities or activities for local consumption~~;~~, non-commercial facilities~~;~~, and uses preempted by federal ~~or state~~ rule or law.

~~Through this review and study, the County recognized that new~~New or expanded fossil fuel facilities may create significant public health risks, including air pollution causing impaired respiratory functions from fine particulates, noise pollution affecting hearing loss and psychological health, exposure to heavy metals, and contamination of drinking water sources. These risks may result in cancer, premature death, and lung and heart diseases. ~~In addition, given that the siting of these facilities are often in lower income areas, the impacts can demographically disproportionate.~~

~~The County also identified that fossil~~Fossil fuel facilities ~~may~~also pose a threat to King County's ecology through extensive land disturbing activities that cause adverse impacts to natural ecosystems, contamination of surface water and groundwater, risks from impacts in areas with seismic and geological instability, and destruction of critical habitat for wildlife. ~~The study observed that new~~New and expanded ~~major~~ fossil fuel facilities may create congestion at vehicle/train crossings, increase noise levels through additional vehicle trips, and generate dust, debris, and odor. ~~The study also noted that on numerous occasions~~Additionally, there have been multiple incidents across the United States and Canada, ~~in which~~ spills of crude oil from train derailments and tanker ships and natural gas pipeline explosions have caused numerous fatalities and illnesses, substantial loss of property, and significant environmental damage.<sup>1</sup>

Fossil fuel ~~mining~~extraction, processing, infrastructure, ~~associated~~ transport, and end use as a fuel ~~are a significant source of carbon dioxide, heavy metals, nitrogen oxide, and sulfur dioxide; these~~ contribute significantly to climate change and environmental pollution. According to the International Panel on Climate Change, the combustion of fossil fuels is ~~by far~~ the largest human source of global greenhouse gas emissions, ~~and it recognizes that most fossil fuel reserves will need to be left in the ground if global warming is to be kept to levels that avoid the most dangerous climate change impacts. Additionally, studies from the State of,~~<sup>2</sup> Washington, the University of Washington's Climate Impacts Group, and

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<sup>1</sup> Ordinance 18866

<sup>2</sup> IPCC, 2014: Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, R.K. Pachauri and L.A. Meyer (eds.)]. IPCC, Geneva, Switzerland.



~~others find that the State of Washington state~~ and King County are ~~also~~ threatened by impacts resulting from climate change, including warming temperatures, sea level rise on coastal communities, diminishing snowpack and water availability, ocean acidification, and forest decline, ~~as well as public safety and public health impacts resulting from climate change.~~<sup>3</sup>

Local regulations can address these impacts by ensuring comprehensive environmental review and permitting requirements, particularly for ~~end-point~~fossil fuel facilities such as terminals, storage facilities, and refining and handling facilities. Federal and State statutes also regulate components of the fossil fuel system, such as the location, construction, and operational conditions for pipelines and railroad lines.

**~~F-330a~~344d** **King County land use policies, development regulations, and permitting and environmental review processes related to fossil fuel facilities shall be designed to:** ~~protect public health, safety, and welfare; mitigate and prepare for disasters; protect and preserve natural systems; manage impacts on public services and infrastructure; and reduce impacts on climate change. Permitting and review processes shall be tailored for different scales of fossil fuel facilities.~~

- ~~a. protect public health, safety, and welfare;~~
- ~~b. mitigate and prepare for disasters;~~
- ~~c. protect and preserve natural systems;~~
- ~~d. manage impacts on public services and infrastructure; and~~
- ~~e. reduce impacts of climate change.~~

**~~F-330b~~344e** **King County shall thoroughly review the full scope of potential impacts ~~on~~of proposals for new, modified, or expanded fossil fuel facilities. Fossil fuel facilities, ~~as defined in the King County Code,~~ include commercial facilities used primarily to receive, store, ~~refine, process,~~ transfer, wholesale trade, or transport fossil fuels, such as but not limited to bulk terminals, bulk storage facilities, bulk refining, and bulk handling facilities.**

**~~F-330e~~344f** **When reviewing proposals for new, modified or expanded fossil fuel facilities, King County shall require comprehensive environmental assessment, and early and continuous public notice and comment opportunities. King County shall ~~only~~ approve ~~proposals for new, modified, or expanded facilities~~ ~~only~~ when:**

- a. The proposed facility can confine or mitigate all operational impacts;**

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<sup>3</sup> Ordinance 18866

- b. The facility can adequately mitigate conflicts with adjacent land uses;
- c. The full scope of environmental impacts, including life cycle greenhouse gas emissions and public health, have been evaluated and appropriately conditioned or mitigated as necessary, consistent with the County's substantive State Environmental Policy Act authority;
- d. The applicant must comply with applicable federal and state regulations, including the Clean Water Act, Clean Air Act, and Endangered Species Act;
- e. The applicant has demonstrated early, meaningful, and robust consultation with the public, surrounding property owners, and with Indian Tribes~~tribes~~ to assess impacts to ~~Treaty~~~~treaty~~-protected cultural and fisheries resources; - and
- f. Risks to public health and public safety can be mitigated.

~~F-330d~~**344g** Results from the King County Equity Impact Review Tool shall be used as an important consideration to identify and mitigate impacts in the siting of new, modified, or expanded fossil fuel facilities.

~~F-330e~~**344h** King County shall establish a periodic review process for fossil fuel facilities. ~~The periodic review process should provide opportunities for public review and comment. The periodic review process should evaluate whether the facility is in compliance with current federal and state regulations and implementation of industry standard best management practices. The process should ensure compliance with County regulations. The periodic review process should allow King County to modify, add or remove permit conditions to address new circumstances and/or unanticipated facility generated impacts. The periodic review process shall not be used to re-examine the appropriateness of the use, or to consider expansion of operations beyond the scope of existing permitted operations.~~ The periodic review shall be a part of King County's ongoing enforcement and inspections of fossil fuel facilities, and to assure compliance with applicable conditions, mitigations, and the most up-to-date safety and public health standards. The periodic review process should, subject to applicable law:

~~F-330f~~ King County shall prohibit the exploration for or establishment of new coal mines and the expansion of existing coal mines.

- a. Provide opportunities for public review and comment;
- b. Evaluate whether the facility is in compliance with current federal, state, and County regulations and implementation of industry-standard best management practices; and
- c. Allow King County to modify, add or remove permit conditions to address new circumstances and/or unanticipated fossil fuel facility-generated impacts.

~~In Chapter 9 Services, Facilities and Utilities, 10 Economic Development, starting on page 9-49 10-3, amend as follows and renumber the remaining sections consecutively and correct any internal references accordingly:~~

**6. Hazardous Liquid and Gas Transmission Pipelines**

~~Part of the fossil fuel system is the movement of these fuels by transmission pipelines. Hazardous liquid and gas transmission pipelines, as defined by Revised Code of Washington 81.88.040 and Washington Administrative Code 480-93-005, consecutively, provide a vital service of transporting hazardous materials from one location to another. Long distance transmission pipelines move a variety of hazardous materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline address public health and safety.~~

~~In Chapter 9 Services, Facilities and Utilities, on page 9-49, amend as follows:~~

~~F-331~~ King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. ((To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system,)) King County shall develop land use, zoning and regulations ((shall be consistent with state and federal requirements)) focused on increasing safety and reducing environmental impacts of transmission pipelines regulated by the federal and state government. King County shall actively engage in federal and state review processes to identify local impacts and risks and advocate for safety and environmental protections.

~~F-332 Any new, modified, or expanded hazardous liquid and gas transmission pipelines proposed for construction in King County shall meet the county's development regulations, including but not limited to, King County's zoning code, building code, grading code, and shoreline management code. Proposals for modifications, such as regular maintenance or changes required to address hazards or comply with federal or state safety requirements, shall be clearly distinguished from proposals to modify or expand facility capacity or uses.~~

~~In Chapter 9 Services, Facilities and Utilities, on page 9-52, amend as follows:~~

~~**((7)) 8. Crude Oil Transport by Rail and Vessel**~~

~~Part of the fossil fuel system is the transport of crude oil by rail and vessels such as trucks and ships. King County and local governments across the United States are facing rapid and significant increases in train traffic carrying crude oil. According to the Washington State Department of Ecology's 2014 Marine and Rail Oil Transportation Study, the volume of crude oil transported by rail across the US increased 42 fold from 2008 to 2013.~~

~~In Chapter 9 Services, Facilities and Utilities, on page 9-53, amend as follows:~~

~~**F-344a King County Office of Emergency Management shall convene local emergency managers, first responders, railroads and others to prepare for and mitigate the increasing risk of oil spills, fire and explosions posed by oil ((by rail)) transport by rail and vessel. This work should consider potential risks from fossil fuel facilities.**~~

~~F-344b King County should advocate for environmental reviews of proposed oil terminals, and other fossil fuel facilities, in Washington State to assess and mitigate for area wide, cumulative risks and impacts to public safety, infrastructure, traffic, health, water supplies and aquatic resources from increased oil ((train traffic)) transport by rail and vessels.~~

~~Covering only 45 square miles, urban unincorporated King County contains a number of residential communities and business centers with about half of the unincorporated population, 127,000 people. Major communities within this urban jurisdiction include North Highline, ((West Hill/Skyway)) Skyway-West Hill, Fairwood, East Renton, and Lakeland/East Federal Way. The urban unincorporated communities together had about 17,600 jobs in 2014. The largest job sector is services, with about 6,000~~

jobs throughout urban unincorporated King County. Education and government is the second largest sector with 5,000 jobs.<sup>4</sup>

*In Chapter 10 Economic Development, starting on page 10-6, amend as follows:*

### **Working Collaboratively in the Region**

Central Puget Sound Economic Development District (serving King, Kitsap, Pierce, and Snohomish Counties) adopted a "Regional Economic Strategy for the Central Puget Sound Region" in 2005, ~~((and))~~ updated it in 2012, and then adopted an updated version entitled "Amazing Place: Growing Jobs and Opportunity in the Central Puget Sound Region" in 2017. ~~((The 2017 Regional Economic Strategy))~~ Amazing Place was developed by the Puget Sound Regional Council ~~((s Prosperity Partnership—a coalition of more than 200 government, business, labor, nonprofit and community leaders from the four counties—))~~ to ~~((ensure long term regional prosperity))~~ sustain economic vitality and global competitiveness.

In order to accomplish this, ~~((the Regional Economic Strategy))~~ Amazing Place identifies ~~((ten))~~ 14 industrial clusters that, based on regional economic analysis, offer the best opportunities for business growth and job creation in the Central Puget Sound region for the next several years.

Clusters are concentrations of industries that export goods and services that drive job creation and import wealth into the region. An industry cluster differs from the classic definition of an industry sector because it represents the entire horizontal and vertical value-added linkages from suppliers to end producers, including support services, specialized infrastructure, regional universities' research and development, and other resources. Clusters are supported by the economic foundations such as workforce training, infrastructure, quality education, a stable and progressive business climate, and more. The clusters are Aerospace, Architecture and Engineering, Business Services, Clean Technology, Food and BeveragesBeverage, Information and Communication Technology, Life Sciences and Global Health, Maritime, Materials Manufacturing, Military and Defense, ~~((Philanthropies))~~ Recreational Gear, Tourism ~~((and Visitors, and))~~, Transportation and Logistics, and Wood Products. ~~((The Regional Economic Strategy))~~ Amazing Place identifies specific strategies and actions to help support the growth of each cluster.

*In Chapter 10 Economic Development, on page 10-~~18~~15, amend as follows:*

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<sup>4</sup> This 2014 data does not reflect that Klahanie was annexed to Sammamish in 2016. Updated figures are not currently available.

~~ED-604 King County will continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource and urban economies((, such as the Regional Food Policy Council and Puget Sound Fresh)).~~

The ((e))County also recognizes that the land areas, economies, and natural beauty of the Rural Area and Natural Resource Land((s-classifications)) designations benefit all county residents. The agriculture sector provides a safe and reliable local food source—keeping costs low and quality high—to restaurants and households, the majority of which are in urban areas, and regionally to farmers markets and specialty stores. Rural King County provides many diverse recreation and tourism opportunities, including scenic vistas; trails for hiking, bicycling, off-road, and equestrian use; harvest festivals; open space and wildlife habitat; and working farms and forest lands, all within a short distance from the urban centers.

*In Chapter 11 Community Service Area Subarea Planning, on page 11-1, amend as follows:*

## CHAPTER 11

# COMMUNITY SERVICE AREA SUBAREA PLANNING

King County had a robust community planning program that occurred in two distinct periods—1973 through 1984 to implement the 1964 Comprehensive Plan, and 1985 through 1994 to implement the 1984 Comprehensive Plan. Since then, there have only been minor updates to community plans that were processed through updates to the Comprehensive Plan.

After nearly two decades of aging plans and significant growth, King County leadership renewed its interest in more detailed long-range planning for unincorporated rural and urban communities in 2014 by providing funding ((for the Department of Permitting and Environmental Review)) to re-initiate a subarea planning program. The policies in this chapter are based on these historical adopted Community Plans and will be updated as part



of the community planning process in coming years.

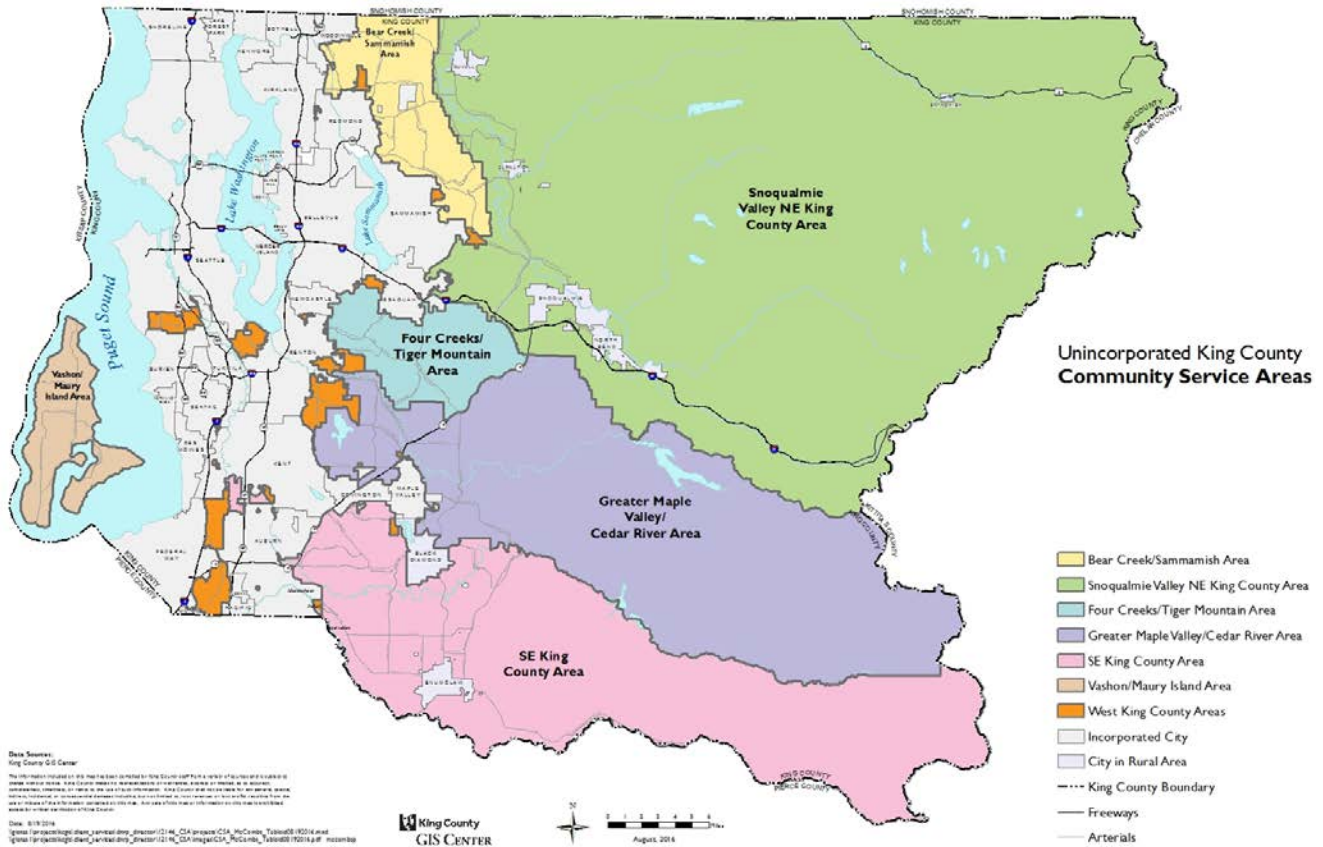
*In Chapter 11 Community Service Area Subarea Planning, on page 11-2, amend as follows:*

## **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 primary focus of subarea plans will be on ((land use)) locally specific 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**



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.

<u>Community Service Area</u>	<u>Includes parts of the following former Community Planning Areas</u>
<u>Bear Creek / Sammamish Area</u>	<u>Bear Creek, Northshore, East Sammamish</u>
<u>Four Creeks / Tiger Mountain Area</u>	<u>Tahoma Raven Heights, Snoqualmie</u>
<u>Greater Maple Valley / Cedar River Area</u>	<u>Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie</u>
<u>SE King County Area</u>	<u>Enumclaw, Tahoma Raven Heights, East King County, Soos Creek</u>
<u>Snoqualmie Valley / NE King County Area</u>	<u>Snoqualmie, East King County, East Sammamish</u>
<u>Vashon / Maury Island</u>	<u>Vashon</u>
<u>West King County Areas (unincorp. urban)</u>	<u>Portions of 10 Community Planning Areas</u>

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 ((e))County receives some level of planning on a regular cycle. This includes ((a regular assessment)) development of ((the)) each Community Service Area's subarea plan. Each plan will establish goals, policies, and community needs using information such as 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, business districts, or corridor approaches.

The ***In Chapter 11 Community Service Area Subarea Planning, starting on page 11-3, amend as follows:***

high level review along with more detailed land use planning will be guided by a series of ((criteria)) considerations 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. The County will use the tools and resources developed by the Office of Equity and Social Justice to develop the scope of work and the plans so that ((P))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.

- CP-100**                      **King County shall implement a Community Service Area subarea planning program. This program includes the following components for the development and implementation of each subarea plan:**
- a. A subarea plan shall be adopted for each of the six rural Community Service Areas and five large urban Potential Annexation Areas consistent with the scheduled established in the Comprehensive Plan and King County Code Title 20. Each subarea plan shall be streamlined to be focused on locally-specific policies that address long-range community needs.**
  - b. The County shall adopt and update on an ongoing basis, a list of services, programs, facilities, and capital improvements that are identified by the community for each geography, known as a community needs list, to implement the vision and policies in the subarea plan and other County plans and to build on the strengths and assets of the community.**
  - c. Implementation of each subarea plan and community needs list shall be monitored on an ongoing basis via established performance metrics.**
  - d. Community engagement for development, review, amendment, adoption, and implementation of each subarea plan shall use the Office of Equity and Social Justice's equity toolkit.**
  - e. The King County Council shall have an established role in the Community Service Area subarea planning process, including in the development,**

review, amendment, adoption, and monitoring the implementation of each subarea plan and community needs list.

This policy applies going forward with the subarea plans, starting with the Snoqualmie Valley/NE King County CSA geography. Two CSA subarea plans, for the Skyway-West Hill PAA and North Highline PAA, were under development prior to adoption of this policy. To the extent possible, the County will follow this policy for these two plans. Some known deviations include:

- Skyway-West Hill: The County adopted a Phase 1 Land Use Strategy that includes a focus on land use, planning, and the built environment, in June 2020. The Phase 1 Land Use Strategy includes seven Action items. This includes five Action items initially proposed by the Executive, and two added by the Council. The two added by Council:
  - Action 1 sets the scope of work for the CSA Subarea Plan.
  - Action 2 requires performance monitoring and evaluation, including metrics related to community engagement and Service Partnership Agreements.
- North Highline: A Public Review Draft of the Land Use Strategy is issued, and Executive continues to work with the community on the CSA Subarea Plan. Executive completes scoping with community to identify topics of the plan. "Action Items" identified in the Public Review Draft of the Land Use Strategy are complete and results of those Action Items included in transmittal of the Plan.

## **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)) eight-year update of the Comprehensive Plan))))~~ next decade 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))~~ community needs 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.

**In Chapter 11 ~~((Schedule of Community Service Area Subarea Planning 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>Eight-Year Comp. Plan Update</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>

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

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

<u>Planning</u>	<u>Adoption</u>	<u>Geography</u>	<u>Other Planning</u>
<u>2018-21<sup>1</sup></u>	<u>June 2022</u>	<u>Skyway-West Hill PAA</u>	
<u>2019-21<sup>2</sup></u>	<u>June 2022</u>	<u>North Highline PAA</u>	
<u>2021-22</u>	<u>June 2023</u>	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2022-23</u>	<u>June 2024</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2023-24</u>	<u>June 2025</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2024-25</u>	<u>June 2026</u>	<u>Fairwood PAA</u>	
<u>2025-26</u>	<u>June 2027</u>	<u>Bear Creek/Sammamish CSA</u>	
<u>2026-27</u>	<u>June 2028</u>	<u>Southeast King County CSA</u>	<u>Potential Midpoint Update</u>
<u>2027-28</u>	<u>June 2029</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2028-29</u>	<u>June 2030</u>	<u>East Renton PAA</u>	
<u>2029-30</u>	<u>June 2031</u>	<u>Federal Way PAA</u>	

<u>2030-31</u>	<u>June 2032</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
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((Note: The planning year is a 12-month, July to June process. The adoption year is a 12-month, July to June process.))

Note: Planning for each geography is anticipated to take eighteen months, beginning in July and ending the following December. After transmittal of the plan to the Council on **page 11-5, amend as follows** the first business day of January, review is anticipated to last six months with adoption anticipated to occur in June.

1. The Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, adopted in 2020 is only a portion of the subarea plan anticipated by this schedule, accounting for the longer plan development timeline.

2. The plan development timeline for the North Highline Community Service Area Subarea Plan reflects changes made in the 2020 Comprehensive Plan update.

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:

<u>Study in Motion 14351</u>	<u>Community Service Area</u>
<u>Snoqualmie Pass Subarea Plan:</u> <u>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.</u>	<u>Snoqualmie Valley/Northeast King County CSA</u>
<u>Highline Subarea Plan:</u> <u>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.</u>	<u>West King County CSA – North Highline</u>
<u>Cedar Hills/Maple Valley Subarea Plan:</u> <u>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,</u>	<u>Four Creeks/Tiger Mountain CSA</u>



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.

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 and 2020, 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))~~ 2023-2024 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)))~~ 2032 eight-year 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.

***In Chapter 11 Community Service Area Subarea Planning, on page 11-6, amend as follows:***

Although the majority of the community plans are no longer in effect as separately adopted plans,<sup>1</sup> in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect. The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

## **I. Bear Creek / Sammamish Area**

The Bear Creek/Sammamish Community Service Area consists of portions of the following former Community Planning Areas: Bear Creek, Northshore and East Sammamish. Large sections of this area have been annexed into the cities of Bothell and Redmond and have incorporated into the cities of Kenmore, Sammamish and Woodinville. The Urban Planned Developments east of the City of Redmond ~~((are))~~ were controlled through ~~((detailed))~~ development agreements ~~((and built-out for all practical purposes))~~; however, those agreements were expiring and, in 2020, King County established land use and zoning for these areas. King County will not permit additional similar urban-scale development outside the Urban Growth Area. The policies listed below pertain to areas within the Community Service Area that are still within unincorporated King County.

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1 The plans currently in effect are the West Hill Community Plan, Skyway-West Hill Land Use Strategy (Phase 1 of the Skyway-West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

*In Chapter 11 Community Service Area Subarea Planning, starting on page 11-40, amend as follows:*

#### **D. ~~((West Hill – ))~~Skyway-West Hill Potential Annexation Area**

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

In 2014 and 2015, the County adopted Motion 14221 and 14351, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan. ~~Since then, as part of the 2016 Comprehensive Plan update.~~ The County ultimately did not adopt the Action Plan in 2016, as ((Since then,)) the County also ~~reinitiated its Subarea Planning Program. ((and, as a result, the County now has resources available to comprehensively review the Community Plan, consistent with Motion 14221.))~~ The County has committed to ((will)) work with the community to complete a Community Service Area Subarea Plan that includes a review of the ((proposed)) Action Plan and ((to)) an update the Community Plan ((within the context of the new Subarea Planning Program.)). A process to ((update to the Community Plan will be)) develop the Community Service Area Subarea Plan was initiated in ((approximately July)) 2018,((with adoption anticipated in June 2020.))). As part of the 2020 Plan update, the County adopted a Land

Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, that outlined the potential policy and implementation steps for land use development in Skyway-West Hill. A Skyway-West Hill Community Service Area Subarea Plan that replaces the West Hill Community Plan is expected to be adopted in 2022. The Subarea Plan will be developed based on a scope of work developed with the community.

## **Plan History**

In June 2020, the County adopted the Skyway-West Hill Land Use Subarea Plan following two years of engagement with a broad set of community stakeholders. The Skyway West Hill Land Use Subarea Plan sets the stage for the next 20 years of land use in the urban unincorporated community of Skyway-West Hill and replaces the 1994 West Hill Community Plan that had guided land use in this portion of the West King County Community Service Area for the previous 25 years.

## **Vision & Guiding Principles**

### **Community Vision**

Skyway-West Hill's residential neighborhoods and commercial centers are vibrant and walkable places where people from diverse backgrounds can live, work, play, and thrive.

### **Plan Purpose**

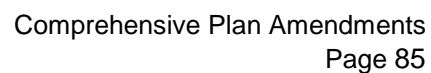
Reflect the community's desire for equitable development and economic growth that enriches its cultural diversity.

### **Guiding Principles**

The Community Vision and Plan Purpose are achieved by the following the Plan's guiding principles:

- King County will encourage equitable development by promoting access to a variety of housing choices, incentivizing the creation of public amenities, addressing displacement risk, encouraging economic opportunity, and cultivating neighborhood character.
- The community will inform how the County develops land use regulations and will ensure that the Skyway West Hill Land Use Subarea Plan and its associated Land Use and Zoning Map Amendments incorporate equity values.
- The character of the community's residential neighborhoods will be respected.
- New residential development will be encouraged along major corridors, on transit routes, and near commercial centers.
- The development of community desired amenities will be promoted, and the community's diverse physical and cultural assets will be enriched.

- ~~Existing affordable housing will be protected and the creation of new affordable housing will be encouraged.~~
- ~~Commercial areas will be sustainable, vibrant, walkable, and provide opportunities for local businesses to succeed.~~



*In Chapter 12 Implementation, Amendments and Evaluation, on page 12-1, amend as follows:*

## CHAPTER 12

# IMPLEMENTATION, AMENDMENTS AND EVALUATION

The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the ~~county((e))County~~ and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, review and 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)) eight-year~~ year updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual updates ~~((eyeles))~~, midpoint updates, and eight-year ~~((cycle)) amendments~~ updates.

*In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-4, amend as follows:*

*In Chapter 12 Implementation, Amendments and Evaluation, on page 12-4, amend as follows:*

## ~~The~~ **II. Comprehensive Plan Amendments**

In the process of implementing the Comprehensive Plan, there may be a need for amendments to address emerging land use and regulatory issues. The ((e))County has established the Comprehensive Plan ((amendment)) update process to enable individual residents, businesses, community groups, cities, county departments and others to propose changes to existing Comprehensive Plan policies and



development regulations. This process provides for continuous and systematic review of Comprehensive Plan policies and development regulations in response to changing conditions and circumstances that could affect growth and development throughout King County.

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

~~In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-4, amend as follows:~~

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

**I-201            The ~~((amendment))~~ update process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.**

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

**I-203            Except as otherwise provided in this policy, the annual ~~((cycle))~~ update shall not consider proposed amendments to the King County Comprehensive Plan that**

require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments may be considered in the annual ~~((amendment cycle))~~ update only ~~((if))~~ to consider the following:

- a. A ~~((proposal for a))~~ Four-to-One ~~((project))~~ proposal that changes the Urban Growth Area Boundary;
- b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;
- c. Amendments necessary for the protection and recovery of threatened and endangered species;
- d. Adoption of Community Service Area subarea plans;
- e. Amendments to the workplan, ~~((only as part of the 2018 subarea planning restructure))~~ to change deadlines; or
- f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities.

**I-204** The eight-year ~~((cycle))~~ update shall consider proposed amendments that could be considered in the annual ~~((cycle))~~ update and also those outside the scope of the annual ~~((cycle))~~ update, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies.

**I-204a** The midpoint update is an optional process that allows for consideration of a smaller range of substantive changes at the four-year point of the eight-year update schedule. Midpoint updates are only authorized by a motion that establishes the scope of work. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may ~~((also))~~ be considered ~~((at))~~ as part of the midpoint ~~((of the eight-year))~~ update ~~((cycle))~~, but only if authorized by motion). Workplan action items may be added or amended if related to a topic identified in the scope of work.

**I-205** In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable, King County shall ensure public participation in the ~~((amendment))~~ update process for Comprehensive Plan policies and development regulations. King County shall disseminate information regarding public involvement in the Comprehensive Plan ~~((amendment))~~ update process, including, but not limited to, the following: description of procedures and schedules for proposing amendments to Comprehensive Plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the Comprehensive Plan ~~((amendment))~~ update process on the Internet or through other methods.

*In Chapter 12 Implementation, Amendments and Evaluation, on page 12-9, amend as follows:*

<b>Comprehensive Plan Land ((Uses)) Use Designations</b>	<b>Zoning Classifications*</b>
Unincorporated Activity Center : White Center	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Urban Growth Areas for Cities in Rural Area	UR The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center	NB
Rural Area	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	<u>A-10, A-35</u>
Mining	M
Greenbelt/Urban Separator	R-1
King County Open Space System	All zones
Other Parks/Wilderness	All zones

\* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

<b>Abbreviation</b>	<b>Zoning ((Designations)) Classifications</b>
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A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

*In Chapter 12 Implementation, Amendments and Evaluation, on page 12-11, amend as follows:*

A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and other core regional planning and implementation activities. Each Workplan item includes a summary description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County Comprehensive Plan, as part of the restructure adopted in Ordinance 18810 (~~(((Proposed Ordinance 2018-0153)))~~) and Motion 15142, the County modified the structure of the King County Comprehensive Plan update process ((review cycle,)) to include a comprehensive update every eight years, as well as potential annual and midpoint updates. As part of this review, Workplan items were amended to reflect this restructure, and to add direction for future updates to the Comprehensive Plan, including a 2020 update. Consistent with policies I-203 and I-204a, modifications and additions to the Workplan were included in the 2020 Comprehensive Plan update.

*In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-11, amend as follows:*

**Action 1: Implementation of the Community Service Area Subarea Planning Program.** Under the direction of the Department of Local Services - Permitting Division (~~((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. For each plan, the County shall comply with Policy CP-100 and K.C.C. 2.16.055.

- *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.
- *Lead:* Department of Local Services - Permitting Division ~~((Permitting and Environmental Review))~~, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff, including the Department of Local Services - Permitting Division ~~((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 an eight-year ~~((eyele))~~ update schedule. Reports are to be released in the year prior to the initiation of the 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 ~~((2021))~~ 2022 Comprehensive Plan Performance Measures Report released by March 1, ~~((2021))~~ 2022, will inform the ~~((2021))~~ 2022 Scope of Work for the ~~((2023))~~ 2024 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 ~~((2021))~~ 2022 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 ~~((2021))~~ 2022 Comprehensive Plan Performance Measures Report.

The ~~((2021))~~ 2022 Scope of Work for the ~~((2023))~~ 2024 Comprehensive Plan (~~(Update)~~ update) shall be informed by the ~~((2021))~~ 2022 Performance Measures Report. The Executive's transmitted ~~((2023))~~ 2024 Comprehensive Plan shall include updated references to the new Performance Measures Program.

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

***In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-14, amend as follows:***

**Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive Plan includes new policy direction that may need updates in the King County Code in order to be implemented before the ~~((2023))~~ 2024 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to reflect court rulings and current case law.

- *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31, ~~((2019))~~ 2021.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016 Comprehensive Plan Implementation Report and the code update ordinance(s).
- *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance Strategy and Budget, Department of Local Services – Permitting Division (~~((Permitting and Environmental Review))~~), and Prosecuting Attorney's Office.

**Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary and permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a larger demonstration project under King County Code on alternative housing models in unincorporated King County. Based on what the County learns from the



experience of pilots across the region, the County should pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative housing models under its land use authority.

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

- *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in unincorporated King County that will participate in an Alternative Housing Demonstration Project. While a project or projects are being chosen, a Demonstration Project ordinance package that pilots necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration Project shall be transmitted to Council by ~~((June 28))~~ December 31, 2019. Phase II – An Alternative Housing Demonstration Project Report, including proposed regulations and/or amendments to implement the recommendations of the report shall be transmitted to the Council for consideration ~~by December 31, 2021((by December 31, 2021))~~ within two years from the final certificate of occupancy for buildings developed under the Demonstration Project Ordinance.

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

- *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King County Council, Department of Community and Human Services, Department of Local

Services - Permitting Division (~~Permitting and Environmental Review~~)), Public Health, and Office of Performance Strategy and Budget.

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

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

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

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

~~• **Leads:** The King County Council will convene an interbranch team comprised of at least King County Council staff, the Department of Local Services - Permitting Division (~~Permitting and Environmental Review~~)), the Department of Natural Resources and Parks, and the Office of Performance Strategy and Budget.~~

**In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-16, amend as follows:**

**Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030

and 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will review Comprehensive Plan policies and development code regulations for the potential for expanded allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of garages to the associated housing unit; and development of units with a wide variety of square footages, so as to address various needs and a diversity of residents.

- *Timeline:* A Cottage Housing Regulations Report shall be transmitted to the Council by December 31, 2018. Any proposed policy or code changes to implement the recommendations in the report shall be transmitted to the Council for consideration by September 30, 2019 as part of the 2020 Comprehensive Plan update.
- *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report.
- *Leads:* The Department of Local Services - Permitting Division (~~Permitting and Environmental Review~~) and the Office of Performance Strategy and Budget.

***In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-4719, amend as follows:***

~~**Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development. To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate Action Plan, the County will soon be in the process of reviewing potential green building code requirements and/or encouraged standards for private development for possible adoption. In the meantime, the County intends to continue to use the Department of Local Services - Permitting Division (~~Permitting and Environmental Review~~) existing “Green Building Handbook” to help encourage private green building development, which is referenced in the 2016 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building Handbook for review and potential approval.~~

- ~~*Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to the Council for consideration by March 1, 2017.~~
- ~~*Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building Handbook and a motion adopting the Handbook.~~

- ~~Leads: The Department of Local Services – Permitting Division ((Permitting and Environmental Review)).~~

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

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

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

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

- ~~Outcomes: The Executive shall file with the Council for review and potential approval the Bicycle Network Planning Report and a motion adopting the Report.~~

- ~~Lead: Department of ((Transportation))Local Services – Road Services Division.~~

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

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

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

- *Timeline:* The proposed amendments to the King County Code and ~~for~~ the King County Roads Standards shall be transmitted to the Council for consideration by (~~June 28, 2019~~) June 30, 2020.
- *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County Code and the King County Roads Standards.
- *Lead:* Department of Local Services (~~((Transportation and Department of Permitting and Environmental Review))~~).

**Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a responsibility under the Growth Management Act to make determinations of water availability through the Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of development permits. *Hirst* also ruled that counties cannot defer to the State

to make these determinations. This case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling will require the County to develop a system for review of water availability in King County, with a particular focus on future development that would use permit exempt wells as their source of potable water. This system will be implemented through amendments to the King County Comprehensive Plan and development regulations. The County will engage in a Water Availability and Permitting Study to address these and related issues. This study will analyze methods to accommodate current zoning given possible water availability issues and will look at innovative ways to accommodate future development in any areas with insufficient water by using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

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

**Action 14: 2020 Comprehensive Plan Update.** In 2018, the County restructured its comprehensive planning program and associated Comprehensive Plan update (~~((eyeles))~~) process. This restructure includes moving to an eight-year update (~~((eyele))~~) update schedule. As part of the transition to this new (~~((planning cycle))~~) update schedule and given that the next (~~((major))~~) eight-year plan update will not be completed until (~~((2023))~~) 2024, there is a need to make substantive changes in the interim. The scope of the update proposed by the ~~executive((e))~~Executive in the motion shall include any changes as called for by applicable Workplan Action items, any policy changes or land use proposals that should be considered prior to the (~~((2023))~~) 2024 update, review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next (~~((major))~~) majoreight-year update, aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and reviewing and updating the terminology to consistently describe the various updates.

- *Timeline:* A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the



Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive Plan update.

- *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall proceed as established by the approved motion. The Executive shall then file with the Council the proposed 2020 Comprehensive Plan update by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive Plan update.
- *Leads:* Office of Performance, Strategy and Budget, in coordination and collaboration with the Department of Local Services - Permitting Division (~~((Permitting and Environmental Review))~~).

**Action 15. Annual DLS Briefing at ~~((PRE-))~~ Local Services Committee.** In order to better serve the residents of unincorporated King County, the ~~((Executive-transmitted legislation in 2018 (Proposed Ordinance 2018-0312) to))~~ Council adopted Ordinance 18791 to establish a new Department of Local Services effective January 1, 2019, following guidance for the creation of the Department adopted in Motion 15125. ~~((If approved by the Council, the))~~The Department will be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of unincorporated services. In addition to this evaluation, the Department will report at least annually to the ~~((Planning, Rural Services and Environment (PRE)))~~ Local Services Committee or its successor on key issues related to unincorporated areas.

- *Timeline:* The Department will report to the ~~((PRE-))~~ Local Services Committee or its successor at least annually.
- *Outcomes:* The Department of Local Services shall coordinate with the Regional Planning Unit and other departments to inform the 2020 Comprehensive Plan ~~((Update))~~ update, and will brief the ~~((PRE-))~~ Local Services Committee at least annually.
- *Leads:* Department of Local Services, in coordination with the Regional Planning Unit of Office of Performance, Strategy and Budget.

**Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP-103, is to be actively sought out throughout the development, amendment, and implementation of the

Comprehensive Plan. The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public, and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To make the Comprehensive Plan and relevant sections in King County Code Title 20 more reader-friendly and accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20 over the next several years, with the goal of becoming shorter, easier to understand, and more accessible to the general public. This review will consider: removal of text or policies that are redundant and/or repetitive within the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for functional plans, implementation plans, development regulations, etc.; increasing readability and conciseness; clarifying the process for amending the plan; and making the document and sections of the Code more streamlined, user friendly, and accessible for the public.

- *Timeline:* A streamlined version of the Comprehensive Plan and relevant sections of King County Code Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be transmitted to the Council for consideration by June 30, ~~((2022))~~ 2023.
- *Outcomes:* The Executive shall file with the Council an ordinance adopting a streamlined version of the Comprehensive Plan and associated code changes as part of the Executive's proposed ~~((2023 ((Eight Year))~~ 2024 eight-year Comprehensive Plan update.
- *Leads:* Office of Performance, Strategy and Budget, in coordination and collaboration with the Council's Comprehensive Planning lead staff and the Department of Local Services - Permitting Division ~~((Permitting and Environmental Review))~~.

**In Chapter 12 Implementation, Amendments and Evaluation, on page 12-22, amend as follows:**

**Action 17: Update the Residential Density Incentive Code.** As part of the 2020 Comprehensive Plan update, the King County Executive included a code study regarding the County's Residential Density Incentive (RDI) regulations in K.C.C. Chapter 21A.34. This code study included recommendations for updating the RDI regulations, but ultimately the 2020 Comprehensive Plan update did not include any updates with the 2020 Comprehensive Plan update. The code study states that the "key factors identified and recommendations should be considered as the Affordable Housing Committee seeks to develop model ordinances or provide technical assistance to other jurisdictions interested in implementing inclusionary housing policies." As part of this Work plan Action, the King County Executive will update the County's RDI regulations. This work can be coordinated with the Affordable Housing Committee of

the Growth Management Planning Council, which has been established to implement the Regional Affordable Housing Task Force Five Year Action Plan and will recommend action and assess progress toward implementing the Plan.

- Timeline: A proposed ordinance modifying the Residential Density Incentive Code shall be transmitted to the Council by June 30, 2023.
- Outcomes: The Executive shall file with the Council a proposed ordinance as part of the Executive's proposed 2024 eight-year Comprehensive Plan update.
- Lead: Department of Local Services – Permitting Division, in coordination with the Department of Community and Human Services and the Affordable Housing Committee of the Growth Management Planning Council.

**Action 18: Greenhouse Gas Mitigation.** As part of the 2020 update to the 2016 Comprehensive Plan, policies and regulations related to some aspects of climate change and greenhouse gas emissions were adopted. More work is needed to address resiliency for the natural and built environment, and to mitigate impacts from climate change, including avoiding or sequestering greenhouse gas emissions. The loss of carbon sequestration capacity resulting from the conversion of forestland to non-forest uses is one area where the County can make a difference in addressing these impacts. In order to implement the policy direction in the 2020 update related to sea level rise, climate change, greenhouse gas emissions, and fossil fuel facility impacts, this Workplan item directs:

A. Preparation of a Forest Conversion Review Study that includes and evaluates the following information:

1. The current process and standards for reviewing and approving Class-IV General Forest Practices relating to forest conversion, and for reviewing and approving Conversion Option Harvest Plans.
2. The number of forest conversions permitted in unincorporated King County since August 10, 1999, regardless of whether a separate Class-IV General Forest Practice permit was issued, and the average and total acreage of forest removed.
3. The number of Conversion Option Harvest Plans approved since August 10, 1999, and the number of participating properties that were not subsequently replanted.
4. An estimate of sequestered carbon lost and reduced future carbon sequestration potential due to clearing under Class-IV General Forest Practice permits and Conversion Option Harvest Plans.
5. Potential pathways to achieving zero net loss carbon sequestration capacity from future forest conversions, including, but not limited to, off-site replanting, payment into a mitigation

bank, and purchase of carbon credits. This should include both standard forest conversions and properties with Conversion Option Harvest Plans that are subsequently converted to non-forest uses.

B. Drafting and transmittal of a proposed ordinance that establishes or modifies regulations, and if necessary, Comprehensive Plan policies, that will result in zero net loss of carbon sequestration capacity from future forest conversions, based on the recommended strategies in the Forest Conversion Review Study.

- Timeline: The Forest Conversion Review Study report and a proposed ordinance making Comprehensive Plan and/or King County Code changes shall be transmitted to the Council for consideration by June 30, 2022.
- Outcomes: The Executive shall file with the Council the Forest Conversion Review Study report and a proposed ordinance with recommended code and/or policy updates.
- Leads: Department of Natural Resources and Parks and Department of Local Services – Permitting Division.

**Action 19: Skyway-West Hill and North Highline Anti-Displacement Strategies.** King County will complete an Anti-Displacement Strategy for Skyway-West Hill and North Highline. In the context of Motion 15539, the work done by the County's Regional Affordable Housing Task Force and the ongoing work by the Affordable Housing Committee of the Growth Management Planning Council, this strategy will evaluate tools, programs, and regulations to retain and create affordable housing and prevent residential displacement. The strategy, at minimum, shall consider the following: mandatory inclusionary zoning; preservation for manufactured housing and manufactured housing communities; residential community benefit agreements; relocation assistance; redevelopment assistance; right to return programs; community preference programs; and other tools, programs, and regulations identified in Motion 15539. The report will be informed by best practices, research, other ongoing efforts in King County, and a robust community engagement process.

- Timeline: A Skyway-West Hill and North Highline Anti-Displacement Strategies Report and proposed legislation to implement the recommendations in the report shall be transmitted to the Council for consideration by September 30, 2021. This deadline supersedes the deadlines adopted in Motion 15539.
- Outcomes: The Executive shall file with the Council the Skyway-West Hill and North Highline Anti-Displacement Strategies Report, which shall include recommended strategies and tools and identification of recommended legislation, if appropriate. The Executive shall also file with the Council legislation as recommended in the Report. These outcomes supersede the deliverables adopted in Motion 15539.
- Leads: Department of Community and Human Services, Department of Local Services, the Office of

Equity and Social Justice, and the Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember offices representing the area on at least a quarterly basis throughout the planning process.

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

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

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

**In ~~Glossary~~, Chapter 12 Implementation, Amendments and Evaluation, starting on page G-10, after 12-22, amend as follows:**

**Action ~~((17))~~GMPC-1 (Was Action 17): Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the ~~definition for Forest Production Districts, insert~~ Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to the County resulting from annexations, evaluation



of requirements regarding annexation of roadways within Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer ownership to cities. Deadline: December 31, 2019.

**Action ((18)) GMPC-2 (Was Action 18): Review the Four-to-One Program.** The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

**Fossil Fuel Facility**

Fossil fuel facilities, as defined further in King County Code Chapter 21A.06, are commercial facilities used primarily to receive, store, transfer, wholesale trade, or transport fossil fuels. They do not include individual storage facilities of up to 30,000 gallons and total cumulative facilities per site of 60,000 gallons for the purposes of retail or direct to consumer sales, facilities or activities for local consumption; non-commercial facilities; and uses preempted by federal rule or law.

**Action ((19)) GMPC-3 (Was Action 19): Buildable Lands Program Methodology Review.** As required by the Growth Management Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with



stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

***In Glossary, on page G-14, amend as follows:***

**Land Use Map**

The land use map ~~((for))~~ adopted as part of the Comprehensive Plan designates the general location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the Growth Management Act. ~~((The))~~ A representation of the Land Use Map is ~~((not included in the Plan because it is very large; however a smaller representation of it is reproduced))~~ included at the end of Chapter 1: Regional Growth Management Planning. ~~((The full size map is available for review at the Department of Local Services- Permitting Division ((Permitting and Environmental Review)) and at the Clerk of the King County Council. The map is also available in digital format on the County's Comprehensive Plan website.))~~

***In Glossary, on page G-15, amend as follows:***

**Mineral Resource Sites**

The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals. The comprehensive plan designates as Mineral Resource Sites existing, approved ~~((mining))~~ mineral extraction sites, and also designates as Potential Surface Mineral Resource Sites properties on which King County expects some future mines may be located. (See Chapter 3: Rural Areas and Natural Resource Lands)

***In Glossary, on page G-20, amend as follows:***

**Public Review Draft**

A Public Review Draft is a draft of ~~((e))~~Executive proposed Comprehensive Plan ~~((amendments))~~ updates, including proposed Community Service Area subarea plans, made available to the public for review and comment. A Public Review Drafts is published prior to transmittal of proposed Comprehensive Plan ~~((amendments))~~ updates to the ~~((e))~~Council so as to provide the public an opportunity to record comments before the ~~((e))~~Executive finalizes the recommended ~~((amendments))~~ updates.

*In the Vashon-Maury Island Community Service Area Subarea Plan, starting on page 96, amend as follows:*

**VMI CSA Workplan Action 2: Sewer Local Service Area**

Portions of Vashon-Maury Island have an established "local service area" (LSA) that allows for the provision of sewer service within certain areas of the island. Adoption of the LSA dates back to at least 1986, with the adoption of the Vashon Community Plan in Ordinance 7837. Subsequent to the adoption of that plan, the Growth Management Act (GMA) was passed, which defined provision of sewer as an urban service. Provision of sewer service outside the urban growth boundary is tightly restricted. Because there was already sewer service on portions of Vashon-Maury Island, this existing LSA was continued in the County's planning documents and code provisions (such as in K.C.C. Title 13). With the adoption of the Vashon-Maury Island subarea plan, as well as the adoption of the affordable housing incentive SDO, future development is anticipated, some of which would desire or rely on sewer service. However, the legislative history of the LSA is unclear, and for the Rural Town area, the LSA boundary does not match the boundaries of the Rural Town. This Workplan item directs an Interbranch Team to review the legislative history of the LSA on Vashon-Maury Island, and determine what the current LSA boundary is. This work shall include: 1) review of the past ordinances adopting, and/or repealing, various land use planning and sewer planning documents (including Vashon Sewer District plans), 2) evaluation of GMA and other applicable legal limitations on modifying the boundaries of the LSA and the Rural Town, 3) proposing an ordinance to officially adopt the correct LSA boundary, and 4) evaluation of the effects of this correct LSA boundary on the existing land use designations, zoning and affordable housing SDO. If review by the Utilities Technical Review Committee is required, this shall be completed by the Executive prior to transmittal of the report and accompanying proposed ordinance.

- *Timeline:* A Vashon-Maury Island Sewer Local Service Area Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by ~~((June 30))~~ December 31, 2019.
- *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the Council the Vashon-Maury Island Sewer Local Service Area Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting updates to the Code as

recommended in the Report.

- Lead: Department of Permitting and Environmental Review shall lead an interbranch team including the Prosecuting Attorney's office, Council staff, and the Department of Natural Resources and Parks, including coordination with the Utilities Technical Review Committee. Work with the Vashon Sewer District will be required. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.