



King County

ADDENDUM

to Existing Environmental Documents

for the 2020 Amendments to

the King County Comprehensive Plan

Office of Performance, Strategy and Budget

June 8, 2020

Prepared in Compliance with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C, Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Revised SEPA Guidelines, Effective April 4, 1984
And
King County Code Chapter 20.44

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Fact Sheet

Project Title and Description:	Amendments to the King County Comprehensive Plan are being proposed in accordance with the provisions of the Growth Management Act and King County Code Title 20. The 2020 Update to the 2016 Plan includes amendments to Comprehensive Plan policies, text, maps, technical appendices, and development regulations that implement the Plan.
Name and Address of Proponent	Dow Constantine, King County Executive 401 Fifth Avenue, Suite 810 Seattle, WA 98104
Proposed date for Implementation	The effective date is established during County Council adoption. Typically, the effective date will be within a month of adoption.
Name and Address of Lead Agency Responsible Officials:	Ivan Miller, AICP Comprehensive Planning Manager Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104 206-263-8297
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List of Permits and Approvals:	Adoption by Metropolitan King County Council
Authors and Principal Contributors:	Ivan Miller, AICP Comprehensive Planning Manager and SEPA Responsible Official for Comprehensive Planning
Date of Issuance:	June 8, 2020

Public Meetings:	A public hearing on proposed Ordinance No. 2019-0413 is scheduled before the Metropolitan King County Council on the 7th day of July, 2020 at 1:00 p.m.. The public hearing is planned to either be held at the King County Courthouse, 516 3rd Avenue, Room 1001, Seattle, Washington; or the hearing may be required to be held remotely to comply with the Washington State Governor's Declaration 20-28, as amended, regarding the Open Public Meetings Act.. Information on the public hearing and how to submit public comment can be found at this website: https://www.kingcounty.gov/council/committees/full_council.aspx .
Agency Action and projected date for action:	Adoption by Metropolitan King County Council is scheduled to occur by July 7, 2020
Subsequent Environmental Review:	None
Location of Background Data & Supporting Documents:	Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104
	The SEPA Addendum is also available on the following King County website page: https://kingcounty.gov/council/CompPlan/2020compplan/publicnotice.aspx

Overview of the Environmental Review Process

The Growth Management Act, adopted by the Washington State Legislature in 1990, established an overall framework for cooperative and coordinated planning in Washington State. It requires counties and cities to work together to plan for orderly development. In 1994, King County complied with the Growth Management Act through its adoption of Countywide Planning Policies and the King County Comprehensive Plan (Comprehensive Plan or Plan).

The Comprehensive Plan, and its supporting documents, is the long-range guiding policy document for all land use and development regulations in unincorporated King County, and for countywide regional services such as transit, solid waste, wastewater treatment, parks, trails, and open space. The function of the Countywide Planning Policies is to provide policy guidance for the orderly development of King County and its cities while the Comprehensive Plan outlines an overall vision for King County and the region. The Comprehensive Plan offers policy direction related to urban land use, rural land use, natural resource lands, housing and human services, the natural environment, shorelines, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, community planning, and implementation.

The Growth Management Act requires that all proposed amendments to a comprehensive plan be considered no more than once a year and that they are considered concurrently so that the cumulative effect of various proposals are considered as one consolidated package. Every ten years the urban growth area must be reviewed for adequate countywide capacity.

Under King County regulations, small routine or technical changes can be made to the Comprehensive Plan every year, but large changes including policy amendments and the urban growth area boundary amendments can be made only once every four years. A major update occurred in 2000. The 2004 update was the second major update and the first mandated review of the capacity of the urban growth area. A third major update was adopted in 2008. A fourth major update was adopted in 2012; this was the statutory update required under the State Growth Management Act. This was also the first update following the adoption of VISION 2040 – the central Puget Sound region's four-county regional growth plan. VISION 2040 contains the Multicounty Planning Policies which, similar to the Countywide Planning Policies, provide policy guidance for the coordinated and orderly development of King County and its cities. Also in 2012, the Countywide Planning Policies were updated to be consistent with the Multicounty Planning Policies. A fifth major update was adopted in 2016.

The 2020 Comprehensive Plan update is a limited scope "four-year midpoint" update under King County regulations, and is an "annual amendment" and subject to the rules for annual amendments, under the Growth Management Act. King County's next statutory update is required in 2024.

The State Environmental Policy Act (SEPA), as codified in Chapter 43.21C Revised Code of Washington, and rules as adopted in King County Code Chapter 20.44, guide the environmental review of the amendments to the King County Comprehensive Plan. SEPA is intended to ensure that environmental

values are considered during decision-making by state and local agencies.¹ SEPA procedures require agencies to determine if the proposed project or action will have probable significant adverse environmental impacts.²

Updates to Comprehensive Plans are considered a "non-project action" under SEPA. A nonproject action environmental review is prepared for planning decisions that provide the basis for later project review.³ If the nonproject action is a comprehensive plan or similar proposal that will govern future project development, the probable impacts need to be considered of the future development that would be allowed.⁴ The degree of detail in an environmental review must be commensurate with the importance of the environmental impacts.⁵

To comply with the State Environmental Policy Act, in 1994 King County issued environmental impact statements (EISs) for the Countywide Planning Policies and Comprehensive Plan. King County issued addenda to the Comprehensive Plan EIS in 1995, 1996, 1997, and 1998. In 2000 King County issued a Supplemental EIS for the Comprehensive Plan.

Environmental review for the 2004 Comprehensive Plan included review of all existing environmental documents and issuance of an Addendum, which adopted existing environmental documents and assessed the environmental effects associated with the Executive Recommended Plan dated March 1, 2004.

Environmental review for the 2008 review of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2008 and the amendments approved by the King County Council Growth Management and Unincorporated Areas Committee (GMUAC Amendments).

Environmental review for the 2012 update of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2012 (Executive Proposal), the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments), and two items preserved by the County Council in the Public Hearing Notice for when the Plan was considered for adoption by the full Council.

Environmental review for the 2016 update of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2016 (Executive Proposal), the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments), and two items preserved by the County Council in the Public Hearing Notice for when the Plan was considered for adoption by the full Council.

¹ *State Environmental Policy Act Handbook*. Washington State Department of Ecology. Publication # 98-114. Updated 2003. Page 1.

² Washington Administrative Code, 197-11-794, -782, -752, -330

³ *State Environmental Policy Act Handbook*. Page 46.

⁴ *Ibid.* Page 64.

⁵ *Ibid.* Page 135.

The environmental review for the 2020 update to the Comprehensive Plan assesses the environmental effects associated with the Executive Recommended Plan, dated September 30, 2020 (Executive Proposal) and the amendments (including Striking Amendment S1 and Potential S2 Amendments) to this Plan that were released by the Mobility and Environment Committee on April 24, 2020. Due to the King County Executive and Washington State Governor's declarations of emergency and the Governor's and Public Health – Seattle & King County orders related to COVID-19, the Mobility and Environment Committee did not hold a meeting to vote on the 2020 Update to the King County Comprehensive Plan but released the Striking Amendment S1 package that will be used in place of a Committee-recommended substitute Proposed Ordinance. The public hearing notice was issued on May 5, 2020 for a June 9, 2020 public hearing before the King County Council.

In summary, this Addendum provides additional information and analysis about the proposed amendments and does not substantially change the analysis of significant impacts and alternatives in the environmental documents listed in the Determination of Significance and Notice of Adoption of Existing Environmental Documents.

Environmental Review of Amendments Included in the Council Action

Summary of Proposal

The proposed project is an update of the King County Comprehensive Plan and the review is conducted per the provisions in Chapter 43.21c, Revised Code of Washington and King County Code 20.44. The update includes amendments and additions to the policies of the Comprehensive Plan, and amendments to the Comprehensive Plan Land Use Map, technical appendices and the development regulations and King County Code, which implements the Plan.

Non-Substantive Amendments

The update includes a set of changes such as updates to maps to include recent data, updates to policy and section numbering, updates to dates and references, terminology changes for consistency, and text and grammatical fixes. These changes are non-substantive amendments intended to increase internal consistency and readability of the Plan and the implementing regulations. The terminology changes clarify existing policy and code without changing any of the statutory framework and authority. The map changes are required for consistency with the proposed Land Use Map Amendments. These changes are anticipated to have no probable significant adverse environmental impacts.

Individual Chapter Amendments

The following analysis considers the effects of amendments to the Plan and development regulations that are substantive in nature.

1. Chapter 1: Regional Growth Management Planning

Proposal

The following amendments are proposed:

- Amends policy to clarify that Four to One proposals initiated through the Docket process (per King County Cod 20.18.14) can be considered by the Growth Management Planning Council.

Background

The King County Four to One program allows the public to propose urban growth area boundary amendments. These are considered by the County as a discretionary land use map amendment process and are guided by extensive criteria in the Comprehensive Plan and King County Code.

Analysis

This amendment clarifies the existing process without creating any new exceptions or criteria. This change is anticipated to have no probable significant adverse environmental impacts.

2. Chapter 2: Urban Communities

Proposal

The following amendments are proposed:

- Amends policy to add a prohibition on vaping-related products and their emissions from the areas in multifamily buildings that are open to the public.
- Amends policy to create a potential new ratio in the Four to One program if lands that are deemed of high conservation value are conserved. Adds potential for a new ratio for Four to One projects that provide affordable housing, consistent with the existing King County Code.
- Amends policy to clarify the configuration of open space on parcels using the Four to One program.
- Amends policy to add two new criteria to Four to One program related to efficient management of the open space and the potential for public access.
- Amends policies to remove some provisions related to the Four to One program that are already duplicated in the King County Code.
- Amends policy to allow roads serving urban portion of a Four to One to be located outside of UGA if this siting protects critical areas and provides for other ecological benefits.
- Adds new policy encouraging an interlocal agreement for annexation if a city is affiliated with a new urban area in a Four to One project.
- Related County Code amendments on Four to One projects including requiring them to be initiated through the Docket Process and removing the option for initiation through the Site Specific Land Use Map Amendment Process.

Background

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. This chapter contains text and policies regarding development of Urban Communities, as well as planning in the Potential Annexation Areas. The policies related to the Four to One program are located in this chapter as the program creates new urban lands.

Analysis

The amendment related to vaping products and their emissions continues work started in previous Plan updates regarding tobacco products and public health. This amendment is intended to protect public health and may have a positive environmental impact by limiting vaping product usage and their related emissions.

Multiple amendments are made to the Four to One program based on an extensive review of the program by the Executive. The majority of the amendments would result in better environmental outcomes, such as better alignment and buffering of the open space, stronger annexation provisions that would lead to a better urban form, and improve overall program efficiency. None of the amendments are anticipated to have significant adverse environmental impacts; however, one policy would overturn a restriction that has been in place for about two decades to not allow roads serving the new urban area to be outside of the urban area. This approach is in tension with amendments in 2016 that expressed that the intent for urban-serving facilities to primarily be located within the urban growth area.

3. Chapter 3: Rural Areas and Natural Resource Lands

Proposal

The following amendments are proposed:

- Amends text and policies related to the Transfer of Development Rights (TDR) Program to create another urban to urban component to the program for areas that are approved for conservation funding. Related County Code amendments defining standards and ratios for these new types transfers.
- Additional amendment to extend the use of the TDR program to create a new affordable housing incentive zoning component to the program. Related County Code amendments define the standards for affordability and ratios.
- Amends policy to clarify where and when industrial zoned parcels and uses can be sited in the Rural Area. These amendments do not create any new industrial sites in the Rural Area. These are primarily technical changes to clarify the existing intent.
- Amends text and policies with terminology changes to clarify the distinction between mining and mineral, consistent with state statutes. As part of this, clarifies that coal mines are not a mineral resource, and removes references to gas and oil as mineral substances. Adds a new policy prohibiting the establishment of new coal mines and the expansion of existing coal mines.
- Amends policy to create flexibility as to the designation and classification of parcels that are denied a rezone to Mineral.
- Amends policy to state that operational and environmental impacts to farming and farmland from public infrastructure are to be minimized. Related amendments to clarify how and when King County will allow public infrastructure to impact farming areas, and establishes a mitigation sequencing approach.

Background

King County's rural area and natural resource lands are crucial for sustaining quality of life for county residents into the future. Protecting a rural way-of-life in King County is a major thrust of the Comprehensive Plan in compliance with the Growth Management Act. This chapter delineates the County's approach to conserving rural areas and natural resource lands, supporting rural communities and their heritage, and supporting the agriculture, forestry, and mining economies. Jurisdictions have obligations related to protecting natural resource lands as they are defined in the Growth Management Act.

Analysis

The transfer of development rights amendments allow for the creation of more open spaces in urban areas, and this can help with heat islands, park shortages, air quality, and more. This will have a positive environmental impact. The amendments also leverage the success of the program to create a new tier of allowable density in urban receiving areas if affordable housing is provided. Focusing growth into urban areas and mitigating the impacts of this on housing affordability both have environmental benefits, as long as this expanded program focus does not hinder the success of the program in conserving open space lands.

The mineral resource definitional changes are intended to clarify how the County regulates on these lands. Consistent with state statutes, resources that are not mineral in nature are removed from the definition of mineral resources and from the allowed uses on these types of lands. The removal of coal, oil, and gas production, all of which have significant climate change impacts, will result in positive environmental benefits. Changes in other chapters related to renewable energy sources are leveraged from these amendments and further the environmental benefits.

The agricultural production district off-site mitigation amendments narrow the allowance for impacts to these lands, and create a mitigation sequencing framework that is intended to protect the land supply and support farming. These changes will have positive environmental benefits.

Combined, these amendments are anticipated to have no probable significant adverse environmental impacts.

4. Chapter 4: Housing and Human Services

Proposal

The following amendments are proposed:

- Text added to reflect the work of the Regional Affordable Housing Task Force, and to clearly identify the Council adoption of the workplan and report by motion.
- Policy amended to describe County human services roles and populations served.

Background

The availability of adequate and affordable housing has become one of the most pressing issues facing King County today, and this new stand-alone chapter is created to increase the prominence of this topic. This chapter contains text and policies regarding Housing in all geographies of the County, and linkages to the County's Regional Health and Human Services roles and practices.

Analysis

The amendments are minor updates to the chapter to reflect programmatic changes since 2016. These are anticipated to have no probable significant adverse environmental impacts.

5. Chapter 5: Environment

Proposal

The following amendments are proposed:

- Policy added to support County implementation of regulations to prepare for impacts of climate change, such as sea level rise, rainfall pattern changes, and other effects.

- Policy added to require assessment of sea level rise projections in advance of each eight-year Comprehensive Plan update.
- Text added to reflect the State establishing Watershed Restoration and Enhancement Committees and the County's anticipated participation.
- New policies and code proposed for coastal areas on Vashon-Maury Island to establish a buffer around the existing coastal high hazard flood areas.
- Related County Code amendments establishing standards for the sea level rise risk area including building standards, elevation heights, professional engineering requirements, bluff setback requirements, and public noticing requirements. Also, establishment of processes for variances. Last, establishment of standards for groundwater wells affected by the sea level rise risk area.

Background

This chapter reflects the environment in King County that includes a rich and valuable array of land and water resources ranging from marine and freshwater bodies, to highly urbanized areas, to nearly pristine landscapes in the foothills of the Cascades. King County's programs for protecting its environment implement and work in concert with federal and state regulatory structures to protect key elements of the natural environment. Together, King County's environmental programs and the King County code implement the policies in this chapter and ensure that the environment is protected and restored, and that the environmental sustainability goal of the King County Strategic Plan is achieved.

This chapter contains King County's approach to environmental protection, conservation, restoration and sustainability, including text and policies regarding the Natural Environment and Regulatory Context, Climate Change, Air Quality, Land and Water Resources, Geologically Hazardous Areas, and the County's Monitoring and Adaptive Management programs and approach.

Analysis

Amendments reflect the new and emerging topic of sea level rise, and commit the County to considering this as part of each statutory Comprehensive Plan update. Additional amendments to update existing policies and include new policies to be consistent with state laws and regulations. These changes are anticipated to have positive environmental benefits and not result in significant adverse environmental impacts.

6. Chapter 6: Shorelines

Proposal

The following amendments are proposed:

- Amend policy to clarify terminology related to naming of the floodplain, and to remove reference to two-foot sea level rise geography given other changes to codify a three-foot sea level rise geography. (see previous discussion in Chapter 5)

Background

Shorelines require particular focus and management given both their immense value and fragility. To address this key resource, the Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the Shoreline Management Act is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

King County adopted its first Shoreline Master Program in 1977, and has been updated multiple times including 2010, 2012, and 2019.

This chapter contains text and policies regarding the Shoreline Jurisdiction, Shoreline Policy Goals, Shoreline Element Policy Goals, Shoreline Plan Relationship to Other Laws, Shoreline Environment Designations, Shoreline Environment Protection Policies, Shoreline Use and Shoreline Modification and Shoreline Administrative Policies.

Analysis

The amendment makes technical terminology changes to ensure consistency with other code and regulations. These are not anticipated to have a significant adverse environmental effect.

7. Chapter 7: Parks, Open Space and Cultural Resources

Proposal

The following amendments are proposed:

- Add new policy supporting healthy activities in County parks, including avoiding exposure to harmful products such as tobacco and vaping. These changes will extend the prohibition for smoking in "high use areas" of County parks to include vapor products and help establish County intent to regulate vapor products consistent with state law.

Background

Protecting and enhancing King County's environment and quality of life through the stewardship and enhancement of its open space system of parks, trails, natural areas and working resource lands, along with its valued cultural resources, continues to be the central focus of this chapter. 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. This chapter contains text and policies regarding the County's Parks, Recreation and Open Space System, as well as Cultural Resources.

Analysis

The amendment supports improvements to County parks operations. This could increase use of parks which has a public health benefit. The amendment could also reduce the use of harmful substances and the related emissions. This amendment is intended to protect public health and may have a positive environmental impact by limiting tobacco and vaping product usage and their related emissions.

8. Chapter 8: Transportation

Proposal

The following amendments are proposed:

- Amend text and policies to reflect department terminology changes, given that the Roads Department became a division within a different department. Related naming and date changes in text and in the County Code.
- Removes policy and text related to the County's Mitigation Payment System which had already been deleted from the County Code and is no longer in effect.

- Amend text to clarify circumstances when sidewalks are allowed in Rural Towns and in the Rural Area.

Background

This chapter sets the policy framework that guides efficient provision of vital transportation infrastructure and services that support a vibrant economy, thriving communities, and the County’s participation in critical regional transportation issues. The chapter reflects the goals of the King County Strategic Plan and the priorities established in the strategic plans for public transportation and road services. It also reflects the County’s continuing transition to becoming a road service provider for a primarily rural road system, and speaks to the challenges of providing transportation services and infrastructure in a time of growing need and severely constrained financial resources.

This chapter contains text and policies regarding Creating an Integrated, Sustainable, and Safe Transportation System that Enhances Quality of Life, Providing Services and Infrastructure that Support the County Land Use Vision, Ensuring Effective Management and Efficient Operations, Financing Services and Facilities that Meet Local and Regional Goals, and Coordination and Public Outreach.

Analysis

The amendments make technical terminology changes to ensure consistency with other code and regulations, and prior decisions. These are not anticipated to have a significant adverse environmental effect.

9. Chapter 9: Services, Facilities and Utilities

Proposal

The following amendments are proposed:

- Amend text to reflect that the state adopted new legislation related to water law. The text reflects the County’s long-term approach to wells in the rural area, and includes amendments to existing policies to be consistent with state laws and regulations. It also discusses the conditions in which different types of water service is provided. Last, it discusses state-led water restoration efforts.
- Addition of a large body of explanatory text and suite of policies related to fossil fuel facilities. The text amendments describe what fossil fuels are and what they are not. They describe what fossil fuel facilities are and what they are not. The text describes the public health and safety and environmental risks from these facilities.
- Add policies describing the role and purpose of the County’s new fossil fuel facility policies.
- Add policies describing requirements for robust environmental review, including analysis of equity impacts, for new fossil fuel facilities.
- Add policies establishing a periodic review process to ensure fossil fuel facility conditions are maintained to appropriate standards.
- Related County Code amendments for fossil fuel facilities, including definitions, periodic review requirements, permitted uses, and implementing regulations such as setback, enclosure, and access requirements.
- Amend text to reflect the County’s approach to climate work, including energy efficiency and renewable energy and how this relates to impacts of fossil fuel facilities.

- Amend text and policies related to hazardous liquid and gas transmission pipelines to clarify that they are part of the fossil fuel system. Policy changes to state that the County focus is on safety and reducing environmental impacts, and will work with state and federal regulators to address these issues.
- Amend text and policies related to crude oil transport by rail, trucks, and vessels to clarify that they are part of the fossil fuel system. Policy encouraging Office of Emergency Management to consider potential risks from fossil fuel facilities. Policy stating the County should advocate for environmental review of fossil fuel facilities.

Background

King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, regional human services, and solid waste management. Local services provided to citizens of unincorporated urban and rural King County include police, building permits, and health and human services. This chapter contains text and policies regarding Regional Services, Facilities and Services, and Energy and Telecommunications, as well as utilities. This chapter addresses how such crucial infrastructure should be developed and how the County will work with these providers.

Analysis

The amendments include a robust suite of policy and text changes related to fossil fuel facilities. The intent of the policies is to protect public health and safety by addressing and avoiding safety risks as well as pollution impacts. The provisions establish permitting conditions as well as ongoing review of facilities. These changes are anticipated to have a positive environmental impact, and not have significant adverse environmental impacts.

10. Chapter 10: Economic Development

Proposal

The following amendments are proposed:

- Amendment to text to reflect adoption of updated regional economic plan.

Background

This chapter supports the County's long-term commitment to a prosperous, diverse, and sustainable economy by promoting public programs and actions that create the foundation for a successful economy whether within the urban growth area or in the rural area. This chapter recognizes businesses and the workforce as customers of an economic development system and supports actions and programs that promote the strength and health of both groups. This chapter contains text and policies regarding Business Development, Workforce Development, Infrastructure Development, Sustainable Development in the Private Sector, and the Rural Economy.

Analysis

The amendments make technical terminology changes to ensure consistency with other code and regulations, and prior decisions. These are not anticipated to have a significant adverse environmental effect.

11. Chapter 11: Community Service Area Planning

Proposal

The following amendments are proposed:

- Amend text and policies to reflect department terminology changes, given that the Department of Permitting and Environmental Review became the permitting division within a different department. Related naming changes.
- Amend text to reflect State legislative changes to shift the 2023 statutory update deadline to 2024 for King County jurisdictions.
- Amend text to reflect adoption of land use amendments in the Bear Creek area.
- Amend text to remove Skyway West Hill planning history discussion, and replace it with Subarea Plan Profile, which includes the planning history, Subarea Plan Vision and Guiding Principles, and Map.

Background

King County's community plans (except for the Vashon Town Plan, West Hill, and White Center) are no longer in effect as separately adopted plans. 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.

In 2016, King County reinstated its community planning program and the 2016 update reflects the County's approach, geography, and schedule for developing a first round of community plans since the 1990s. The approach was adopted in 2018 through Motion 15142 which adopted the Subarea Plan Restructure, and through Ordinance 18810 which adopted to the 2018 Comprehensive Plan. Except for areas that have been fully annexed, policies in this chapter are generally retained until such time as the community plan is updated, although they are restructured around the geography of the Community Service Areas program.

Analysis

The amendments are minor and reflective of changes and decision make in other parts of the Plan. These changes are anticipated to have no probable significant adverse environmental impacts.

12. Chapter 12: Implementation, Amendments and Evaluation

Proposal

The following amendments are proposed:

- Amend text and policy throughout chapter with minor terminology changes for internal plan consistency.
- Amend policy to allow Comprehensive Plan workplan deadlines to be amended during an annual update, and to allow workplans to be amended, added, or removed during a four-year or eight-year update.
- Amend policy to define midpoint updates as considering a smaller range of substantive changes and requiring a motion that establishes a scope of work.
- Minor updates to workplan items for terminology and timing changes.

- Addition of new workplan requiring updates to the Residential Incentive Density Program, and requiring this as part of the 2024 Comprehensive Plan update.
- Related County Code amendments are made to define the scope of the four-year midpoint update, and the allowance for workplan amendments during different types of updates.

Background

This chapter describes how the policies should be implemented and monitored, major actions that will occur to implement the plan, the process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle from the four-year cycle, and discusses the role of zoning in the planning process. This chapter contains text and policies regarding comprehensive plan Amendments, Review and Evaluation, Relationship to Other Implementing King County Codes, and the Comprehensive Plan Workplan.

Analysis

A new feature since the 2016 Update is the inclusion of the Workplan into the Plan itself, rather than inclusion in the adoption ordinance. The purpose of including it in the Plan is to make it more available and transparent for the public. These workplans implement the policies in the Plan and therefore their benefits and impacts are consistent with the analysis of other amendments, as noted previously.

Other than the workplan to review the Residential Density Incentive Program, the changes to this chapter are technical in nature, and reflect existing County policy, programs and code. The requirement to review the Residential Density Incentive Program is intended to increase its usage, which would help to focus growth into areas already planned for higher-densities, which could decrease growth in outlying areas, and avoid the attendant impacts of that type of growth. This could have a positive environmental benefit. These changes are anticipated to have no probable significant adverse environmental impacts.

13. Glossary

Proposal

The following amendments are proposed:

- Amend definition of Land Use Map to reflect that this resource is available online as opposed to a hard copy map only being available at County offices.
- Other technical changes to definitions for consistency with amendments in other parts of the Plan.

Background

This chapter contains definitions and frequently used acronyms, although acronyms have mostly been removed from the plan.

Analysis

Given the minor technical nature of the glossary changes, they are anticipated to have no probable significant adverse environmental impacts.

14. Vashon-Maury Island Community Service Area Subarea Plan

Proposal

The following amendments are proposed:

- Amend the date of one workplan action item to reflect the anticipated transmittal timeframe.

Background

This subarea plan is an element of the Comprehensive Plan and includes a separate set of workplan action items.

Analysis

The change in date is technical in nature, and is anticipated to have no probable significant adverse environmental impacts.

Technical Appendices

15. Appendix C: Transportation and C1: Transportation Needs Report

Proposal

The following amendments are proposed:

- Minor text amendments to transportation appendix, and updates to maps, forecasts, revenue assumptions in the Transportation Needs Report. This also includes changes to reflect new projects, completed projects, changes in service providers, and other minor updates including to arterial classifications, transportation inventory, and transportation needs report.

Analysis

Appendix C summarizes Growth Management Act requirements for Comprehensive Plans, and describes the manner in which the King County Comprehensive Plan comports with those requirements. Appendix C1 contains the long-term, comprehensive list of improvement needs for the roads, bridges and related infrastructure located in unincorporated King County. The appendix contains the list of funded and planned investments. Consistent with Growth Management Act requirements. The updates to appendix C were minor and technical, including clarifications for internal consistency. The updates to appendix C1 reflect completed capital projects as well as current technical information regarding traffic safety, asset condition, regulatory requirements, community needs, and local-regional considerations. Projects, program and investments that come from this appendix will need funding and, if secured, will go through project level environmental review at the time of consideration at the project level. The changes are technical in nature, and are anticipated to have no probable significant adverse environmental impacts. Future reviews will be conducted as projects when and if projects move towards implementation.

16. Appendix S: Public Participation Summary

Proposal

The following amendments are proposed:

- This appendix replaces the summary from the 2016 update.

Analysis

This appendix details the outreach that occurred during the update process, including meeting dates, location and attendance.

17. Shoreline Master Program Map Amendment / Shoreline Jurisdiction Changes

Proposal

The following four map amendments are proposed:

- King County Parks Properties: Changes the shoreline environment designations on 180 properties that were acquired and placed in King County Parks' inventory since the last major revision to shoreline designations.
- Lake Washington/Newcastle: Designates properties which were previously unclassified.
- Vashon-Maury Island: Redesignates six properties on Vashon-Maury Island which were previously incorrectly designated.
- Kimball Creek/Snoqualmie: Designates which were previously unclassified.
- Minor technical changes to the Shoreline Jurisdiction Streams and Lake Segments document to address errors, omissions, and updates.

Analysis

These changes reflect existing conditions and use of the land, and address changed ownership, as well as omitted and incorrect designations. Many of the changes move the parcels into a less intensive and more protective designation. Others correct errors, as required under state law, for internal consistency within the Plan. Technical corrections made to the Shoreline Jurisdiction tables. These are not anticipated to have significant adverse environmental impacts.

Map Amendments

18. Map Amendment 1.a: Expansion of Snoqualmie Agricultural Production District – Carnation Area.

Proposal

Amends land use designation from Rural Area to Agriculture on three parcels adjacent to the northeast of the City of Carnation. Amends zoning classification from RA-10 to A-10 on three parcels. All three parcels would be added to the Snoqualmie Agricultural Production District.

Analysis

The land use change reflects change in ownership and use of the land for agricultural purposes. This is a less intensive use of the land, including fewer residents living on the parcels, and fewer impacts from having the land inhabited. This is not anticipated to have significant adverse environmental impacts.

19. Map Amendment 1.b: Expansion of Snoqualmie Agricultural Production District – Fall City Area

Proposal

Amends land use designation from Rural Area to Agriculture on two parcels north of State Routes 202 and 203, across the Snoqualmie River from Fall City Rural Town. Removes the P-Suffix condition SV-

P03 from one parcel and amends the zoning classification from RA-10 to A-10 on both of the parcels. All three parcels would be added to the Snoqualmie Agricultural Production District.

Analysis

The land use change reflects long-term use of the land for agricultural purposes. This change allows for protection of farmland during flooding, among other changes, consistent with existing rules and code that guide these types of actions. This is not anticipated to have significant adverse environmental impacts.

20. Map Amendment 2: Woodinville Roundabout Mitigation

Proposal

Amends the Urban Growth Area to include the road and right-of-way portion of the Woodinville Roundabout on NE 171st Street. Amends the Agricultural Production District to exclude the road and right-of-way portion of Woodinville Roundabout on NE 171st Street. Land use designation and zoning classification for this area would be removed.

Analysis

This change is based on the Roundabout being built outside of the urban growth area and within the agricultural production district. This change corrects both of these boundaries and avoids the creation of a new orphan road area. This change facilitates annexation of the orphan road segment by the adjacent City. This is not anticipated to have significant adverse environmental impacts.

21. Map Amendment 3: Parcel North of Dick Thurnau Memorial Park

Proposal

Amends land use designation from Urban Residential, Medium to Urban Residential, High and amends zoning from R-6 to R-18 on one parcel adjacent to the Dick Thurnau Memorial Park in North Highline. This change is related to a Communities of Opportunity project. This project allows the co-location of affordable housing units, non-residential buildings with social services, and co-working spaces

Analysis

This change allows additional density on a parcel within the unincorporated urban area, which is an area targeted in the Comprehensive Plan and in the Growth Management Act for additional growth. Site-specific impacts will be further analyzed at the project level when and if development is proposed to permitting. This is not anticipated to have significant adverse environmental impacts.

22. Map Amendment 4: Special District Overlay SO-230: Floodplain Densities

Proposal

Removes the SO-230 Floodplain Densities Special District Overlay from all the parcels to which it applies.

Analysis

This change removes a decades old overlay that has long been superseded by other regulations, such as the critical areas ordinance and stormwater manual. This makes the overlay essentially moot in terms of floodplain impacts. This was the conclusion of a similar action in the 2016 Comprehensive Plan. This is not anticipated to have significant adverse environmental impacts.

23. Map Amendment 5.a: East Cougar Mountain Potential Annexation Area

Proposal

Removes three parcels from the City of Issaquah's Potential Annexation Area and modifies these parcels to a rural land use designation and zoning classification in part of County that is constrained by environmental features and limited infrastructure. Existing P-suffix conditions and special district overlays related to urban plan developments would also be removed from the parcels to which they apply.

Analysis

The change follows similar actions in this area in the 2016 Comprehensive Plan. The area is not supported for additional growth. This changes the zoning and land use on some parcels, without making significant changes to the allowable densities. This is not anticipated to have significant adverse environmental impacts.

24. Map Amendment 5.b: Special District Overlay SO-070: Urban Planned Development Purpose and Designation

Proposal

Removes Special District Overlay SO-070 from the remaining parcels to which it applies.

Analysis

This change removes a decades old overlay that has been realized with creation of urban planned developments in this area. The overlay is now moot given parcel sizes and configurations in the area. This is not anticipated to have significant adverse environmental impacts.

25. Map Amendment 5.c: NC-P01: Cougar Mountain Subarea Master Plan Development Condition

Proposal

Removes P-suffix condition NC-P01 from the remaining parcels to which it applies.

Analysis

This change removes a decades old overlay that has been realized with creation of urban planned developments in this area. The overlay is now moot given parcel sizes and configurations in the area. This is not anticipated to have significant adverse environmental impacts.

26. Map Amendment 6: Maple Woods Subdivision Stormwater Parcels

Proposal

Adds five parcels to the Urban Growth Area and City of Maple Valley Potential Annexation Area, amends their land use designation from Rural Area to Other Parks/Wilderness, and amends their zoning classification from RA-10 to UR. These minor adjustments to the UGA facilitate the transfer of city or water district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary.

Analysis

This change reflects City ownership and management of these parcels and the fact that they only serve the subdivision with the City. The parcels have no development capacity and shifting them into the urban growth area will allow for more efficient public management. This is not anticipated to have significant adverse environmental impacts.

27. Map Amendment 7.a: Bear Creek UPD – Critical Areas, Perimeter Buffers, and Golf Course

Proposal

This change would amend the land use designation on existing critical area tracts, perimeter buffers, and golf course parcels from "upd" (Urban Planned Development) to "op" (Other Parks and Wilderness). The zoning classification would be amended from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to R-1 (Residential, 1 dwelling unit per acre). The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P05, BC-P17, BC-P21, SO-070, and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

28. Map Amendment 7.b: Bear Creek UPD – Community Business Land Use and Zoning

Proposal

This change would amend the land use designation from "upd" (Urban Planned Development" to "cb" (Community Business Center) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to CB-P (Community Business, with P-Suffix Development Condition) or O-P (Office, with P-Suffix Development Condition). A proposed P-Suffix development condition would prohibit any future development of a gasoline service station with underground fuel storage tanks due to concerns with potential contamination of private water well systems in the adjacent rural area. A proposed P-suffix development condition would limit the use of a parcel to that allowed by the plat conditions. A Bear Creek office and retail Special District Overlay is proposed to apply to six parcels. The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P21, SO-070, and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

29. Map Amendment 7.c: Bear Creek UPD – Neighborhood Business Land Use and Zoning

Proposal

This change would amend the land use designation from "upd" (Urban Planned Development" to "nb" (Neighborhood Business Center) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to NB (Neighborhood Business). The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P21, SO-070, and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

30. Map Amendment 7.d: Bear Creek UPD – Redmond Ridge Business Park Industrial Land Use

Proposal

This change would amend the land use designation from "upd" (Urban Planned Development" to "i" (Industrial) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to I-P (Industrial, with P-Suffix Development Condition). The proposed P-Suffix condition would limit the manufacturing and regional land use types allowed in the business park. The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P21, SO-070, and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

31. Map Amendment 7.e: Bear Creek UPD – Medium Density Residential Land Use and Zoning

Proposal

This change would amend the land use designation from "upd" (Urban Planned Development" to "um" (Urban Residential, Medium) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to R-6 (Residential, 6 dwelling units per acre) and R-12 (Residential, 12 dwelling units per acre). The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P05, BC-P17, BC-P21, SO-070, and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

32. Map Amendment 7.f: Bear Creek UPD – High Density Residential Land Use and Zoning

Proposal

This change would amend the land use designation from "upd" (Urban Planned Development" to "uh" (Urban Residential, High) and the zoning classification from UR-P-SO (Urban Reserve, with P-Suffix Development Conditions and a Special District Overlay) to R-18 (Residential, 18 dwelling units per acre) and R-24 (Residential, 24 dwelling units per acre). The P-Suffixes and special district overlays that would be removed are BC-P04, BC-P05, BC-P17, BC-P21, SO-070, and SO-110. This amendment would repeal P-suffixes BC-P17 and BC-P21 from the Zoning Atlas. This is the last amendment that would repeal special district overlays SO-070 and SO-110.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

33. Map Amendment 7.g: Bear Creek UPD – Remove P-Suffix Development Condition BC-P04

Proposal

This amendment removes P-Suffix development condition BC-P04 related to dedication of rights-of-way along Novelty Hill Road, a minor arterial. This amendment would repeal P-Suffix BC-P04 from the Zoning Atlas.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. To realize this intent, this change removes a development condition that is no longer relevant given the built conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

34. Map Amendment 7.h: Bear Creek UPD – Remove P-Suffix Development Condition BC-P05

Proposal

This amendment removes P-Suffix development condition BC-P05 related to dedication of rights-of-way necessary to create what is now developed as Redmond Ridge Drive and Trilogy Parkway, both minor arterials. This amendment would repeal P-Suffix BC-P05 from the Zoning Atlas.

Analysis

This change is consistent with the direction in the scope of work to apply the most consistent County zoning and land use that reflects the development agreement, as consistent with the current conditions on the ground. To realize this intent, this change removes a development condition that is no longer relevant given the built conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

35. Map Amendment 8.a: Skyway-West Hill PAA – P-Suffix Condition WH-P04 Removal (West Hill Area Design Standards)

Proposal

Removes P-Suffix Development Condition WH-P04 from 4,765 parcels in the R-6, R-8, R-12, R-18, R-24, and CB zones. This covers almost the entire Skyway-West Hill planning area. This would remove a P-Suffix Development Condition that was applied to these parcels upon adoption of the 1994 West Hill Community Plan. Several conditions included in the P-Suffix Development Condition are currently included as requirements in the King County Code.

Analysis

This change has minimal effects given that the standards being removed are now part of standard zoning requirements. This is not anticipated to have significant adverse environmental impacts.

36. Map Amendment 8.b: Skyway-West Hill PAA – Special District Overlay SO-130 Removal (Residential Infill Standards)

Proposal

Removes Special District Overlay SO-130 (Residential Infill Standards) from 186 parcels. This amendment would not change densities or allowed uses on the affected parcels but would align development standards with current zoning regulations.

Analysis

This change has minimal effects given that the standards being removed are now part of standard zoning requirements. This is not anticipated to have significant adverse environmental impacts.

37. Map Amendment 8.c: Skyway-West Hill PAA – 116th Place South, Renton Avenue South, and 74th Lane South Land Use Technical Changes

Proposal

This is a technical change and would not change zoning densities, current development standards, or allowed uses on the affected parcels. These properties are currently zoned R-24 (Urban residential, 24 dwelling units per acre) and R-48 (Urban residential, 48 dwelling units per acre). Amending the land use designation from “cb” to “uh” would create consistency between the Comprehensive Plan and the implementing zoning.

Analysis

This change creates internal consistency between the land use and zoning on these parcels. That is one of the core function of land use subarea planning – to ensure this type of internal consistency. This is not anticipated to have significant adverse environmental impacts.

38. Map Amendment 8.d: Skyway-West Hill PAA – 12700 Block of Renton Avenue South Land Use Technical Change

Proposal

This parcel is currently zoned CB-SO (Community Business with a Special District Overlay). Amending the land use designation from “uh” to “cb” would create consistency with the zoning. This is a technical change and will not change densities, current development standards, or allowed uses on the parcel.

Analysis

This change creates internal consistency between the land use and zoning on these parcels. That is one of the core function of land use subarea planning – to ensure this type of internal consistency. This is not anticipated to have significant adverse environmental impacts.

39. Map Amendment 8.e: Skyway-West Hill PAA – 78th Avenue South and Renton

Proposal

Adds a P-Suffix development condition to 55 parcels. The change is intended to expand access to and continued availability of affordable housing in the area.

Analysis

This change is intended to protect affordable housing in this close-in urban community, creating better quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

40. Map Amendment 8.f: Skyway-West Hill PAA – Rainier Avenue South Neighborhood Business Center

Proposal

The Comprehensive Plan identifies this commercial area as a designated Neighborhood Business Center. The existing zoning is not consistent with this designation. The land use map in the Comprehensive Plan also incorrectly shows these parcels as “co” (Commercial Outside of Center). These land use and zoning amendments would correct this inconsistency. These parcels are relatively small and are not suitable for larger, Community Business-level commercial businesses than would be allowed under the NB (Neighborhood Business) and O (Office) zoning. Both the NB and O zoning are consistent with the Neighborhood Business Center designation. A new P-Suffix development condition proposes to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in Skyway-West Hill.

Analysis

This change creates internal consistency between the land use and zoning on these parcels. That is one of the core function of land use subarea planning – to ensure this type of internal consistency. As noted above, additional changes are made to improve the pedestrian orientation; this improves the quality of life in the area and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

41. Map Amendment 8.g: Skyway-West Hill PAA – Martin Luther King Jr. Way South Neighborhood Business Center

Proposal

The Comprehensive Plan identifies this commercial area as a designated Neighborhood Business Center. The existing zoning is not consistent with this designation. The land use map in the Comprehensive Plan also incorrectly shows these parcels as “co” (Commercial Outside of Center). These land use and zoning amendments would correct this inconsistency. These parcels are relatively small and are not suitable for larger, Community Business-level commercial businesses than would be allowed under the NB (Neighborhood Business) zoning. A new P-Suffix Development Condition proposes to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in Skyway-West Hill. This P-Suffix development condition will also apply to the R-24 (Urban residential, twenty-four dwelling units per acre) parcels proposed for a zone change and mixed-use requirements in Map Amendment 8.h.

Analysis

This change creates internal consistency between the land use and zoning on these parcels. That is one of the core functions of land use subarea planning – to ensure this type of internal consistency. As noted above, additional changes are made to improve the pedestrian orientation; this improves the quality of life in the area and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

42. Map Amendment 8.h: Skyway-West Hill PAA – Martin Luther King Jr. Way South Mixed Use Special District Overlay

Proposal

A new P-Suffix Development Condition proposes to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in Skyway-West Hill. The other new P-Suffix Development Condition expands access to and continued availability of affordable housing in the area. The special district overlay includes requirements for mixed-use development that would facilitate linkages to the existing commercial area further north and west of this site and would allow commercial opportunities closer to the existing high-density housing to the south. The proposed special district overlay development standards are intended to incentivize commercial development by allowing more uses than traditionally found in mixed-use developments and to provide flexibility in current square footage limitations.

Analysis

This change would over time improve the pedestrian orientation and mixed-use nature of this area. As noted above, these linkages improve quality of life in the area and support the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

43. Map Amendment 8.i: Skyway-West Hill PAA – P-Suffix Development Condition for Existing Mobile Home Parks

Proposal

The proposed amendment limits the use of the affected parcels to mobile home parks, community residential facilities, senior assisted housing, daycares and religious institutions. Redevelopment resulting in displacement would require an agreement approved by the Council and include provisions for resident notification, relocation assistance and right to return options for displaced residents.

Analysis

This change is intended to protect affordable housing in this close-in urban community, creating better quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

44. Map Amendment 8.j: Skyway-West Hill PAA – P-Suffix Development Condition Limiting Marijuana Retail

Proposal

The proposed amendment would create a P-Suffix Development Condition on 91 parcels that limits the total number of marijuana retailers allowed within the Skyway-West Hill potential annexation area. This change was recommended in the King County Marijuana Report in Proposed Motion 2019-0012. Existing legally-established marijuana retailers would be allowed to remain in operation and will be regulated as nonconforming uses.

Analysis

This change limits new retail stores to the existing number of stores in the area, having potentially a limited immediate effect. Over time, this could prevent the increase in the number of stores in the area which could have collateral benefits of creating opportunities for other types of businesses and economic development, and avoid the clustering of adult-oriented uses in an area. This improves quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

New Skyway-West Hill Subarea Plan

A proposed Skyway-West Hill Subarea Plan is proposed for adoption. This version has substantive changes from the Executive Recommended Plan transmitted to Council in September 2019. Additional substantive rewrites and changes to policy direction are expected as part of the Striking Amendment S2 or as part of a separate line amendment.

Proposal

Per the Council Hearing Notice, the following summarizes the core components of the Subarea Plan:

- Housing Policies. Six policies are proposed which address residential density, displacement, and affordable housing.

- Commercial and Industrial Policies. Seven policies are proposed which address commercial development in the Skyway Business District, development of the Martin Luther King Jr. Way South and Rainier Avenue South Business Districts, and existing industrial zoning.
- Community Character Policies. Two policies are proposed which address community-desired amenities and cultural assets.
- Action Items. Five action items are proposed which address anti-displacement for residential areas and affordable housing, public engagement during permit review, incentives for small-scale commercial development, community-desired amenities, and joint planning with the City of Renton.

Analysis

Under the Growth Management Act, Subarea Plans are elements of the Comprehensive Plan. King County initiated a Community Service Area Subarea Planning Program in 2016, and since that time the Vashon-Maury Island Subarea Plan was developed and adopted. As part of the 2020 update, a Skyway-West Hill Subarea Plan was developed and transmitted with the Executive Recommended Plan. As part of its review, the public hearing notice includes significant revisions to the transmitted plan. The changes to the policies begin to increase the scope of the plan to address community character and there is a heightened focus on equity and displacement. The land use map amendments that increased density have been withheld pending additional work on equity and displacement. Additional action items have been added that focus on these same topics.

The Subarea Plan, with the density increases removed, focus on maintaining community character, design improvements, process issues related to engagement and equity, and over time these will create better quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. Adoption of this version of the Plan is not anticipated to have significant adverse environmental impacts.

Potential Striker 2 Line Amendments

In addition to the listing of potential S2 topics, the hearing notice includes a set of amendment concepts, which may be incorporated into Striking Amendment S2, or offered as separate line amendments. These were made available to the public in advance of issuing specific language. Some are specific enough to allow for analysis, whereas others provide a range of options which challenges the analysis. That said, analysis is included as to the potential environmental impacts.

45. Subarea Planning Program

Potential Proposal

Proposal to amend the CSA subarea planning program in one or more of the following ways, or somewhere between the existing language and the concepts described here:

- (1) Plan Topics: The topics covered in the CSA subarea plans could be modified to encompass more than land use and built environment issues. A scope of work established with the community could be added to narrow the focus of the plan to those that are prioritized by the community and County.
- (2) Plan Schedule: The schedule described in Chapter 11 of the KCCP could be modified to allow additional time for completion of Skyway-West Hill and North Highline Subarea Plans for

transmittal to Council in June 2021, to recognize the delay caused by COVID-19 and to align the 8-year update deadline with recently updated GMA-mandated deadline of 2024.

- (3) Community Engagement: Language could be added to specify how community engagement is completed through plan development, particularly with reference to use the Office of Equity and Social Justice's tools and resources related to Impact Review, Community Engagement, and Language Access.
- (4) Equity and Social Justice: Language could be added regarding Use the Office of Equity and Social Justice's tools and resources related to Impact Review, Community Engagement, and Language Access.
- (5) Implementation, Performance Measures & Evaluation: Language could be added requiring performance measures and evaluation for the subarea planning program or for individual subarea plans, and to monitor implementation of the subarea plans. Language could be added requiring the Department of Local Services to use the service partnership agreements as a way to monitor implementation of the subarea plans.
- (6) Skyway-West Hill and North Highline specific amendments: Language could be added that addresses how the Skyway-West Hill and North Highline subarea plans would be completed consistent with any other changes as part of this amendment.

Other changes that could be required if any of these amendment concepts are adopted include amendments to Comprehensive Plan language that discusses Subarea Plans, updates to implementing code including special district overlays, and adoption of land use map amendments that are consistent with and implement the subarea plan policies.

Analysis

These changes increase the scope of the program. The potential impacts of these changes, from an environmental review perspective, are likely to not significantly change. A broader scope would allow for better integration of County provision of services across multiple topic areas. Increased engagement and equity approaches would increase community confidence in and support for the Plan and for Plan implementation. Monitoring and evaluation is a foundation of good planning and increased attention in this area could increase support and accountability. In summary, the planning benefits of these changes would have a potential positive benefit, and it is not anticipated that this would have a significant adverse environmental impact.

46. Fossil Fuel Facilities

Potential Proposal

Amend the proposed fossil fuel and fossil fuel facility regulations to include additional criteria and analysis in the development review of fossil fuel facilities and related uses.

- (1) Add language to the proposed development conditions that would require non-hydroelectric generation facilities to meet the criteria of an essential public facility and to use an essential facility siting process.
- (2) Add language to the proposed development conditions that would require new, modified, or expanded fossil fuel facilities to use the County's essential facility siting process.
- (3) Add language to proposed Policy F-344f so that the policy would apply to modified or expanded facilities in addition to new fossil fuel facilities.

- (4) Amend proposed Policy F-344g to require the use of a health impact assessment, rather than the Equity Impact Review Tool, when considering proposal for new, modified, and expanded fossil fuels facilities.
- (5) Add a policy that calls for the findings from greenhouse gas assessments and health impact assessments to be considered when renewing utility franchise agreements for local distribution companies that convey fossil fuel.
- (6) Add a work plan item to do an evaluation of Fossil Fuel Risk Bonds.

Analysis

Fossil fuel facilities have environmental impacts, and fossil fuels are a major contributor to climate change. These changes are intended to ensure that the full range of impacts and processes are utilized when considering the permitting of new facilities. This is not anticipated to have significant adverse environmental impacts.

47. Fall City Business District SDO

Potential Proposal

Amend the Fall City Business District Special District Overlay (SDO) to allow a park as a permitted use.

- (1) Modify the SDO to allow parks within the SDO.
- (2) Modify the SDO to allow some park facilities within the SDO, by excluding some types of facilities listed in the definition.
- (3) Modify the SDO to allow parks within the SDO only on properties with direct access to the Snoqualmie or Raging rivers.

Analysis

This change will create more access to parks, which is a fairly low-intensive land use and it supports public health. This is not anticipated to have significant adverse environmental impacts.

48. Permitted Uses in Bear Creek UPD

Potential Proposal

Review and potentially modify the permitted uses in non-residential zones to address uses that were permitted uses under the development agreement but may no longer be permitted uses in the permanent zoning adopted with the Bear Creek Urban Planned Development (UPD) Amendments.

Analysis

This change varies from the direction in the scope of work to apply consistent County zoning, however, it comports with the direction to seek consistency with the development agreement and current conditions on the ground. This is not anticipated to have significant adverse environmental impacts.

49. Raging River Quarry and surrounding area - Mineral Zone Change

Potential Proposal

Area Zoning and Land Use Study and Map Amendment to review the land use designations and implementing zoning on parcels 2224079011 and 2224079033, and the surrounding area, to include modifying the land use designation and zoning classification to Rural Area, and modifying or removing an existing P-suffix development condition.

- (1) Modify the land use designation to Rural Area and the zoning classification to RA-10, with no P-suffix condition.
- (2) Modify the land use designation to Rural Area and the zoning classification to RA-10, with a P-suffix condition that limits the uses in some way and/or addresses the non-conformity of the quarry in the RA-10 zone and requires reclamation of portions of the site.
- (3) If the land use designation and zoning classification are changed, the Council may also modify the County's Code to explicitly allow a search and rescue operation use.
- (4) Do not approve any change to the land use designation or zoning classification of the property.

Analysis

This change provides a vary of action to no action options; as such, analysis is challenging. That said, the change moves the land from a very intensive mineral use to a less intensive rural area land use. If this site is used for an organizational use, such as search and rescue, as opposed to subdivided to residential development, the impacts are likely to be minimized compared to current conditions. This is not anticipated to have significant adverse environmental impacts.

50. Accessory Dwelling Units

Potential Proposal

Review and modify the Accessory Dwelling Unit requirements to apply design standards for compatibility with surrounding development, limit the height of Accessory Dwelling Units to that of the existing residence, and require an on-site location alternatives analysis.

- (1) Adopt design standards for new accessory dwelling units that would ensure compatibility with surrounding neighborhood.
- (2) Change the height limitations so that the height of accessory dwelling units cannot exceed the height of the existing house.
- (3) Require an on-site alternative location analysis during the permit review process for the siting of new accessory dwelling units for view protection, and compatibility with existing development and neighborhood character.

Analysis

These changes are all focused on ensuring compatibility of the units with the surrounding area. As such, it supports creating better quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

51. Cottage Housing

Proposal

Review and modify the cottage housing development requirements to require a variety of housing sizes (through square footage, number of bedrooms, or some other metric). This may include requiring a variety of housing sizes (through square footage, number of bedrooms, or some other metric) within a cottage housing development.

Analysis

These changes are all focused on ensuring compatibility of the units with the surrounding area. As such, it supports creating better quality of life for residents and supports the goal of focusing growth into urban areas which prevents growth in lower-density outlying areas. This is not anticipated to have significant adverse environmental impacts.

52. Pacific Raceways Site and surrounding areas - Industrial Zone Change

Potential Proposal

Area Zoning and Land Use Study and Map Amendment to review the land use designations and implementing zoning on parcels 0321059190, 1021059002, 1021059008, 1021059003, 1021059019, 1021059029, 1121059035, and the surrounding area, to include modifying or removing the existing P-suffix development condition.

- (1) Modify the land use designation to Industrial and the zoning classification to Industrial, with no P-suffix condition.
- (2) Modify the land use designation to Industrial and the zoning classification to Industrial, with a P-suffix condition that limits the uses. Such limits could:
 - (a) Prohibit certain types of uses (such as retail uses and general services uses)
 - (b) Limit the uses to those allowed in certain tables (such as manufacturing and business services)
 - (c) Limit the use to specified SIC or County Code defined uses.
- (3) Do not approve any change to the land use designation or zoning classification of the property.

Analysis

This change provides a vary of action to no action options; as such, analysis is very challenging. Looking at the bookend options, option (3) is status quo and retains the current limitations, which are adopted as follows:

[SC-P02](#): Seattle International Raceway (SIR). The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5. (Ordinance 12824, as amended by 14044).

While the raceway exists, limits are created on other uses thereby limiting impacts to existing regulations. The other bookend option is option (1) which removes this condition, and the site would be allowed all industrial uses, subject to meeting other County Code provisions, as described in Title 21A Zoning. The permitted uses allowed on industrial sites can have more extensive impacts than the existing raceway use. If this option is selected, additional environmental review should be conducted.

A second related issue is that the policies in the Comprehensive Plan, in Chapter 3 Rural Areas and Natural Resource Lands, identify the Non-Resource Industrial Sites in the Rural Area. This site is not currently listed and therefore adding this as a new industrial site in the Rural Area as a map amendment is not consistent with the Comprehensive Plan as it is currently adopted.

53. Gun Retail Shops

Potential Proposal

Amend the zoning code to include additional restrictions for new gun retailers. This could include distance buffers from specific uses, such as schools, parks or other uses.

Analysis

This change affects public health and safety issues. As gun retail shops are a fairly limited use, it is unlikely that this change would have a significant impact on the total amount of retail spaces in the County, or the location of retail spaces on the whole. As intended, it could limit the location of one use, but other retail uses would likely still be allowed in the same locations. Given this, it is not anticipated to have significant adverse environmental impacts.

54. Equity Impact Analysis for Zoning Changes

Potential Proposal

Require an equity impact analysis with any zoning classification change that increases density or intensity of the uses allowed. Amend the King County Comprehensive Plan and King County Code to require an equity impact analysis using the County's Equity Impact Review Tool as part of land use redesignation and zoning reclassification processes.

Analysis

This change codifies that additional analysis will occur related to this set of issues. There is potential that the analysis could increase densities, presumably if more benefits accrued to certain population; however, the more likely impact is that the density increases would be more limited or that the beneficiaries of these density increases would shift to different members of the public. Given the likely limited effect on densities on the whole, it is not anticipated to have significant adverse environmental impacts.

55. Real Asset Management Plan

Potential Proposal

Move the Real Asset Property Management Plan (RAMP) out of K.C.C. Chapter 20.12, allow modifications to the RAMP by the Council and amendments to Executive's proposal.

- (1) Make technical amendments to KCCP policies and/or lead-in text to clarify and correct that the RAMP, although not an element of, is intended to implement the KCCP.
- (2) Provide additional clarity on the Executive's recommendation to the Council on the RAMP, and the Council's role in adopting the RAMP.
- (3) Providing for the Council to initiate an amendment to the RAMP.

Analysis

This is an administrative change that affects the timing and initiation of the RAMP, but does not appear to affect the allowed content or roles and purposes of the document. Given this, it is not anticipated to have significant adverse environmental impacts.

Additional Code Amendments

In addition to the discussion of County Code amendments noted above, the following amendments are made to implement the aforementioned Plan changes.

- Accessory Living Quarters and Accessory Dwelling Unit regulations amended to clarify size, scale, lot allowances, owner-occupancy requirements, definitions, and other regulations.
- Cottage Housing regulation amended to allow for enclosed parking and to establish design and setback standards.
- Pedestrian Oriented Commercial Development overlay standards amended to define additional uses that are not allowed within the overlay, as well as applicability standards and exclusion allowances.
- Establishment of Bear Creek office and retail special district overlay to allow additional specified uses to provide for additional commercial opportunities in this area.

Analysis

These changes are all consistent with and further implement the policy amendments described in previous sections. Their environmental effects are as described in the discussion of potential impacts of the Plan changes.

Other Items in Hearing Notice

The hearing notice includes potential modifications that might be included within the second Striker ("S2"). These include a specific topic area changes as well as notification that items such as those related to the adopted scope or items considered in earlier stages of the process may be included. The Council will consider in its deliberations how any changes based on these fall within the range of impacts analyzed in the Addendum.

Appendix A: Distribution List

State of Washington

Department of Ecology – SEPA Unit
Department of Fish and Wildlife
Department of Archaeology
Department of Commerce
Department of Transportation

Tribal Entities

Snoqualmie Tribe
Muckleshoot Tribe
Tulalip Tribe
Suquamish Tribe
Puyallup Tribe

Regional Agencies

Puget Sound Regional Council

King County

King County Executive
King County Council
Office of the Prosecuting Attorney
Department of Housing and Community Development
Department of Local Services – Directors Office, Permitting Division, and Roads Division
Department of Natural Resources and Parks
Seattle King County Department of Public Health



King County

Office of Performance, Strategy and Budget