



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, as updated on July 6, 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 SEPA Responsible Official for Comprehensive Planning Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104 206-263-8297
List of Permits and Approvals:	Adoption by Metropolitan King County Council
Authors and Contributors:	Office of Performance, Strategy and Budget, in consultation with Department of Local Services – Permitting
Date of Issuance:	July 7, 2020
Revisions from July 8 Addendum	Minor technical updates included to reflect release of Striker 3. Substantive updates related to policy and text changes in Chapter 2, Chapter 3, Map Amendment 9, and replacement of line amendment concepts with line amendment language.

Public Meetings: A public hearing on proposed Ordinance No. 2019-0413 occurred on June 9, 2020. The public hearing will continue before the Metropolitan King County Council on July 7, 2020. 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 21, 2020

Subsequent Environmental Review: Some of the potential amendments will require supplemental environmental review prior to adoption.

Location of Background Data & Supporting Documents: The SEPA Addendum is available on the King County website at: <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. Under King County Code Chapter 20.44, implementation of SEPA is the responsibility of the Executive branch. SEPA is intended to ensure that

environmental values are considered during decision-making by state and local agencies.¹ SEPA procedures require agencies to identify and evaluate whether the proposed project or action will have probable significant adverse environmental impacts, and where appropriate, to develop mitigation measures that will reduce adverse environmental impacts.² Proposals with impacts are subject to the County's SEPA substantive authority to approve, deny, or approve with conditions to mitigate the impacts.³

Mitigation is the avoidance, minimization, rectification, compensation, reduction, or elimination of adverse impacts to built and natural elements of the environment. Mitigation required under existing local, state, and federal rules may not be sufficient to avoid, minimize, or compensate for significant impacts. It may also be possible to work cooperatively with the proponent to make changes to the proposal that will reduce and eliminate the significant adverse impacts.⁴

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.⁵ 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.⁶ The degree of detail in an environmental review must be commensurate with the importance of the environmental impacts.⁷

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.

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, the amendments approved by the King County Council Transportation, Environment, and Economy Committee, and items preserved by

¹ *State Environmental Policy Act Handbook*. Washington State Department of Ecology. Updated 2018. Page 1.

² Washington Administrative Code, 197-11-794, -782, -752, -330. *State Environmental Policy Act Handbook*. Page 6.

³ King County Code, 20.44.080.

⁴ *State Environmental Policy Act Handbook*. Page 21.

⁵ *Ibid*. Page 46.

⁶ *Ibid*. Page 64.

⁷ *Ibid*. Page 135.

the County Council in the Public Hearing Notice 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, the amendments approved by the King County Council Transportation, Environment, and Economy Committee, and items preserved by the County Council in the Public Hearing Notice for when the Plan was considered for adoption by the full Council.

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 potential revisions to that Plan that have been identified in the first striking amendment, known as Striker 1, that was released by the Mobility and Environment Committee on April 24, 2020. On June 8, 2020, a SEPA Threshold Determination, Notice of Adoption, and Addendum were issued analyzing the Striker 1 package. Subsequent striking amendments, referred to as Striker 2 and Striker 3, and individual line amendments released on June 5 and 8, and July 2, respectively. A revised addendum is appropriate to address the additional detail that is now available and the differences in a number of topical areas from what was analyzed in the previous addendum. The updated Addendum does not change the Threshold Determination of Significance and finds that the Striker 3 proposal poses a probable significant adverse impact to the environment. The updated Addendum contains a set of conditions to mitigate the impacts in Striker 3. These mitigation measures enable Striker 3 to remain within the range of impacts contained in past environmental reviews that are addressed in the Threshold Determination and Notice of Adoption.

With the implementation of these conditions or recommendations, the Addendum finds that the 2020 Comprehensive Plan update fits within the range of past environmental reviews 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 implement the Plan.

1. 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.

2. Chapter 2: Urban Communities

Proposal

The following amendments are proposed:

- Striker 3 amends a policy to require an equity impact analysis and requires displacement impacts be mitigated as a criterion for approval of all areawide zoning amendments or zone reclassification proposals. For zoning reclassifications not initiated by the County, a community meeting is required, with translation and interpretation services provided.
- 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.

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.

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. In Striker 3, the amendment that requires equity review for upzones could have positive social benefits for priority populations. It might also lead to fewer upzones in the urban area, but the scale of this would not likely prevent the County from meeting its Growth Management duties to accommodate growth in the urban area. These amendments are not anticipated to have significant adverse environmental impacts.

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 of transfers.
- Additional amendment to extend the use of the TDR program in order to create a new affordable housing incentive zoning component to the program. Related County Code amendments define

the standards for affordability and ratios. Additional amendments in Striker 3 allow the County to collect the administrative fees necessary for implementing this new program component.

- Striker 3 contains text and policy changes related to Non-Resource Industrial Uses in the Rural Area. Text and policies are changed from stating that there are three sites to stating that the three named sites are only examples. Policy changes allow sites to be zoned Industrial if they have "long been used" for "comparable purposes with similar impacts" to industrial uses. The geographic area to which new sites could be created (and were created in 2008) had been those areas adjacent to State Route 169. This condition is removed in Striker 3, allowing new sites anywhere in the Rural Area geography that meet the above-mentioned criteria. Policy requiring some sites with existing industrial uses to retain Rural Area zoning is replaced with text encouraging the sites not be rezoned to Industrial.
- 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.
- Striker 3 amends policy and establishes a workplan related to forestland conversion. The policy addresses mitigation in the loss of carbon sequestration capacity, addresses climate change impacts to forestland, and requires a forest conversion review study.
- 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. Striker 3 revises the mitigation sequencing to require that at least a comparable amount of land be replaced for those lost to the public infrastructure project.

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. Allowing for the capture of sufficient administrative costs will help to make this new program component more sustainable and feasible to implement without interfering with the other land conservations goals of the program.

The mineral resource definition changes are intended to clarify how the County regulates 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.

The Non-Resource Industrial Uses in the Rural Area policies include multiple components that require additional discussion of significant adverse impacts.

- *Change from stating that there are three sites to stating that the three named sites are examples.* This would allow new sites to be added in a future update without making changes to text and policy. The effect is that new sites may be added in an annual update instead of being limited to four- and eight-year updates. Removal of the locational criteria has the effect that new sites could be established anywhere in the Rural Area geography, if the other requirements are met.
- *Change to allow sites to be zoned Industrial if they have "long been used" for "comparable purposes with similar impacts" to industrial.* These terms are undefined as there was no Code Study or Area Study accompanying this change. To assess the potential environmental impacts for SEPA analysis, some meaning needed to be given to these terms. The approach to define these terms included the following: use of fifteen Assessor "present use" codes that appear to be consistent with the definition of the industrial zone in Title 21A.04.130; use of year 2020 and year 1999 data to determine if the site has long been used for the comparable purpose; application of these to all parcels that are not Natural Resource Lands or Urban Area lands. Based on this analysis there could be about 40 potential new sites covering about 275 acres.

For context, there exists approximately 50 privately owned parcels in the Rural Area with an industrial land use designation (this includes industrial zoned parcels in Rural Towns with a Rural Town land use designation), and covering approximately 300 acres. For another point of comparison, the Preston Industrial area includes about 15 privately owned parcels that cover about 100 acres. While not all of these parcels would necessarily be designated Industrial, they meet the criteria defined in the analysis, and represent the potential to almost double the number of parcels with a Rural Industrial land use designation, or increase it by the size of two and half Preston industrial areas.

Potential redesignation of this amount of Rural Area land to Industrial has the potential for a meaningful change in the use of the land, including: effects on service provision and emergency response; impacts to public infrastructure such as transportation and utilities; impacts to adjoining properties such as from noise, traffic, and emissions; and other infrastructure and public health and safety issues. These potential impacts are significant. See the following section on Conditions for Mitigation.

Other than the Non-Resource Industrial Uses in the Rural Area provisions, these amendments are anticipated to have no probable significant adverse environmental impacts.

Conditions for Mitigation

The impacts from the Non-Resource Industrial Uses in the Rural Area amendments in Striker 3 have the potential for significant adverse environmental impacts that fall outside of the range of previous environmental review. Previous environmental analysis were based on a limited set of defined sites; in contrast, the 2020 language allows for designation on numerous sites that have not been identified or studied. At issue is the broad nature of the language. To remain within the range of past environmental reviews, the language would need to be revised to narrow the scope and effect of the amendments or an Area Study be conducted on a broader set of sites in a future Comprehensive Plan update. If the complete set of new sites is allowed, then supplemental environmental review is required.

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, public noticing requirements, establishment of processes for variances. Also, 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 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 that 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, 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:

- Striker 3 includes a restructure of the Community Service Area subarea planning program. The topics to be included in subarea plans are no longer constrained to land use topics and are now to be established with the community through a scoping process. The restructure adds specificity to how community engagement is done and should reflect use of the Office of Equity and Social Justice's tools and resources related to Equity Impact Review, Community Engagement, and Language Access. Additional requirements are added related to implementation, identification of community needs lists, performance measures and metrics. Fuller integration is created between

the community needs list, community service area program, and service partnership agreements and the subarea planning process. Adjustments to the subarea planning schedule give the Executive 18 months to complete each plan, and six months for the Council to review and adopt each plan.

- 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

These subarea planning program changes are substantive. A broader scope would allow for better integration of County provision of services across multiple topic areas. In summary, the planning benefits of these changes would have a potential positive social benefit, and it is not anticipated that there would be a significant adverse environmental impact.

The other amendments are minor and reflective of changes and decision made 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 Density Incentive Program and requiring this as part of the 2024 Comprehensive Plan update.
- Striker 3 contains an additional workplan requiring a forest conversion and carbon sequestration study and potential policy and code changes.
- Striker 3 contains an additional workplan requiring a Skyway-West Hill and North Highline Anti-Displacement study and potential policy and code changes.
- 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.

This set of 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. 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, programs, 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 project-level environmental reviews will be conducted 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.

Shoreline Master Program Updates

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 that were previously unclassified.
- *Vashon-Maury Island*: Redesignates six properties on Vashon-Maury Island that were previously were incorrectly designated.
- *Kimball Creek/Snoqualmie*: Designates properties 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 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 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 support affordable housing in this close-in urban community, creating better quality of life for residents and focus 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 that 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 that 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 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.

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, this linkage improves 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.

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 to four stores. 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 the ability to site new retail stores in the area, having potentially a limited immediate effect. Over time, this would 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.

Proposal

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

- Housing Policies. Policies are proposed which address residential density, displacement, and affordable housing.
- Commercial and Industrial Policies. 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. Policies are proposed which address community-desired amenities and cultural assets.

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 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.

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 that prevents growth in lower-density outlying areas. Adoption of this version of the Plan is not anticipated to have significant adverse environmental impacts.

45. Map Amendment 9: Pacific Raceways Land Use and Zoning

For decades, Pacific Raceways (previously called Seattle International Raceway) has operated a legal, permitted motor racing facility. Pacific Raceways also in the developing a vested, permitted project involving excavation of approximately 1,000,000 cubic yards of gravel and construction of approximately 200,000 square feet of buildings for commercial/industrial uses.

In 2012, through Ordinance 17287, Pacific Raceway established a regional motor sports facility master planning demonstration project, which provided a streamlined review process for redevelopment of the Pacific Raceways site.

This was followed in 2015 by Ordinance 18184 which authorized an interim use permit, as part of the demonstration project, that allowed a portion of the redevelopment to be approved with less regulatory review, allowed for a maximum of 400,000 square feet of buildings for new, defined uses, and allowed for with associated gravel excavation. To fully realize the “Regional motor sports facility – master planning process demonstration project”, the preparation of an Environmental Impact Statement was required. In 2019 the King County hearing examiner approved the interim use permit.

Proposal

Striker 3 contains a map amendment to change the land use, zoning, and development conditions on the Pacific Raceway site. There are multiple components to this proposal:

- A. Expands the allowed uses on the site to include a wider variety of racetrack and automotive related uses, uses that could benefit from colocation with the existing racetrack for testing, and uses consistent with actions taken by the State and City of Auburn.
- B. Changes the land use designation from Rural Area to Industrial.

- C. Removes the requirement that the site revert to Rural Area zoning if the raceway use is terminated.
- D. Removes the required conservation easement that was analyzed in the 2012 SEPA addendum and adopted as a zoning pre-effective condition in the 2012 plan.

Analysis

- A. *Expands the allowed uses on the site:* The current development condition on the site (SC-P02: Seattle International Raceway) limits the site to racetrack uses only and no other industrial uses are allowed which are not permitted by the Seattle International Raceway Special Use Permit. The proposed new development condition is expanded to include a variety of other automotive-related uses, as well as "uses that could benefit from colocation and use of the existing racetrack for testing." The proposed new development condition also provides for uses that are designated by other entities than the County, namely the State of Washington and City of Auburn. The range of uses that would be allowed are defined at a conceptual level, not a "specific land use" level as is found in Title 21A.08. While these uses are not well defined, they do not appear to be more impactful than the current permitted operation and do not appear to be outside of the range of past environmental reviews, the requirements therein, and existing mitigation through County development regulations.
- B. *Changes the land use designation from Rural Area to Industrial:* Since 1994, the site has had Rural Area land use designation while much of the site has Industrial zoning. Changing the land use designation from Rural Area to Industrial would permanently add about 330 new acres of industrial land to the existing supply of about 300 rural industrial acres. This is comparable to adding three Preston Industrial areas. The impact of this is significant and environmental review has not been conducted to assess the impacts of this change on the applicable elements of the environment in the one-month period since this was included in Striker 2.
- C. *Removes the requirement that the site revert to Rural Area zoning if the raceway use is terminated:* The County, in establishing the Seattle International Raceway, which is now named Pacific Raceways, did not as a matter of policy determine that the long-term use of the site should be industrial. Instead, it determined the long-term use of the site would be a raceway use and, should that use cease, the zoning would revert to RA-5. That determination has been the basis of previous environmental reviews. Similar to the previous bullet on changing the land use designation, the impact of this is significant and environmental review has not been conducted to assess the impacts of this change on all of the applicable elements of the environment in the one month period since this was included in Striker 2.
- D. *Removes required conservation easement that was established in 2012:* In the 2000 map amendment for the site, a permanent conservation easement was offered. This easement was never effectuated. In 2012, another map amendment was adopted, and this required the establishment of the permanent conservation easement as a precondition to the map change. This conservation easement was the subject of an Area Study and was extensively analyzed in the 2012 SEPA addendum and included in the 2012 ordinance. Importantly, while the County's critical area regulations protect a substantial portion of the area covered by the easement, the County in 2012 determined that this added layer of *permanent* rather than *regulatory* protection was appropriate for mitigating impacts of the rezone.

This map amendment in Striker 3 is anticipated to have significant adverse environmental impacts. See the following section on Conditions for Mitigation.

Conditions for Mitigation.

The impacts from this map amendment in Striker 3 have the potential for significant adverse environmental impacts that fall outside of the range of previous environmental review. Previous environmental analyses were based on the permanent designation of the site as Rural Area. Secondly, the 2012 mitigation of the impacts of the rezone were addressed through the requirement for a permanent conservation easement. The 2015 creation of the "Regional motor sports facility – master planning process demonstration project" required the preparation of an Environmental Impact Statement and this requirement has not been met. This is based on the assessment that the wider range of uses and potential long term impacts pose a significant impact and needed to be studied and considered with the benefit of an environmental impact statement or some kind equivalent SEPA review.

The 2020 language allows for the permanent change in the land use designation without analysis of the surrounding area, as well as without analysis of the effect of changing the 2012 easement analyzed in the that SEPA process. While the expansion of allowed uses on the site appears consistent with past reviews that already require an environmental impact statement, and the County's ability to mitigate impacts through its development regulations, the permanent change in land use is outside of past environmental review and removal of the easement requirement undoes a precondition established in previous environmental reviews. For these amendments to move forward, supplemental environmental review is required.

46. 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. Striker 3 allows accessory dwelling units in townhouses.
- Cottage Housing regulation amended to allow for enclosed parking and to establish design and setback standards. Additional revisions related to maximum size limit for these developments, addressing a variety of design elements, including height limits to accommodate increased square footage allowance, and an encouragement for variety of unit sizes.
- 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.

Line Amendments

The following line amendments are included for consideration as amendments to Striker 3.

47. Snoqualmie Interchange

Potential Proposal

This line amendment adds a finding to Proposed Ordinance 2019-0413 that expresses the Council intent to include the Snoqualmie Interchange at SR-18 and I-90 to the scope of work or the 2024 Comprehensive Plan update. The proposal encourages the Executive to begin working on this prior to adoption of the Scope, and to assess whether the land use in this area is appropriate for redesignation to urban.

Analysis

Expression of the Council's intention for an action in 2024 is non-binding on the Council. The encouragement for the Executive to begin work is non-binding. That said, its inclusion creates increased potential that this issue may be part of the 2024 update. While the study, and any potential actions taken as a result of the study may be substantive, inclusion of the intent in the findings of the 2020 update ordinance does not create any binding actions and is not anticipated to have a significant adverse environmental impact.

48. Gun Retail Shops

Potential Proposal

This line amendment amends the zoning code to include a setback requirement for gun retailers from schools.

Analysis

This change affects public health and safety issues. As gun retail shops are a 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 overall. 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.

49. Accessory Dwelling Units

Potential Proposal

This line amendment requires Accessory Dwelling Units to apply design standards for compatibility with surrounding development, and encourages an on-site location alternatives analysis.

Analysis

These changes are all focused on ensuring compatibility of the units with the surrounding area. While the new requirements might have cost impacts, they support better design and the goal of focusing growth into urban areas and help prevent growth in lower density outlying areas. This is not anticipated to have significant adverse environmental impacts.

50. Fossil Fuel Facilities

Potential Proposal

This line amendment amends 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) Adds language to the proposed development conditions that establishes a siting process for fossil fuel facilities and non-hydroelectric generation facilities.
- (2) Adds language to proposed policy requiring the use of the equity impact review process and an analysis of potential health impacts.
- (3) Adds a policy that calls for use of the findings from greenhouse gas assessments when applying for new utility franchise agreements for local distribution companies that convey fossil fuel.
- (4) Adds a work plan item to do an evaluation of Fossil Fuel Risk Bonds and Economic Impact Analysis.
- (5) Adds a work plan item to update the County's greenhouse gas worksheets and evaluate options for implementing greenhouse gas mitigation for developments subject to SEPA.

Analysis

Fossil fuel facilities have environmental impacts, and fossil fuels are a major contributor to local environmental and health impacts, as well as climate change. These changes seek 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.

51. Cottage Housing Parking

Potential Proposal

This line amendment establishes a minimum parking ratio for cottage housing developments of 1.0 spaces per dwelling unit.

Analysis

The proposed ratio is not dissimilar to parking requirements for other types of developments. This is not anticipated to have significant adverse environmental impacts.

52. Cottage Housing and Transit Facilities

Potential Proposal

This line amendment is a companion to the previous amendment. This amendment states that there is no minimum parking requirement for cottage housing sites that are within 660 feet of a transit route running every 15 minutes or less between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.

Analysis

The previous amendment establishes a minimum amount of parking and this amendment waives said minimum for cottage housing developments that are near frequent transit service. Again, this allowance is not dissimilar from other regulations that seek to incentivize development in areas with transit service. This is not anticipated to have significant adverse environmental impacts.

53. Subdivision Ingress Egress Standards

Potential Proposal

This line amendment requires subdivisions or binding site plans that result in thirty or more lots and a single vehicular entry point to consider provisions for secondary emergency vehicle access.

Analysis

This change might require additional infrastructure, with attendant public safety benefits. The impacts are anticipated to be minor because it is not mandatory and, in cases where expansive infrastructure that would be impactful could be warranted, it would likely be cost-prohibitive and not provided. Given this, it is not anticipated to have significant adverse environmental impacts.

54. Permitted Uses in Bear Creek UPD

Potential Proposal

Three amendments are proposed related to "adult" uses in the non-residential zones in the urban planned development. They are as follows:

- Prohibiting adult entertainment businesses in the Village at Redmond Ridge.
- Prohibiting Marijuana Retailer, Marijuana Processor II, and Marijuana Producers in the CB zone in the Village at Redmond Ridge, and prohibiting Marijuana Processor II and Marijuana Producers in the I zone in the Redmond Ridge Business Park.
- Adds new property-specific development conditions limiting some uses in the Village at Redmond Ridge. The first establishes buffers for marijuana uses from schools and other facilities where the public gathers, and buffers for adult entertainment businesses from residential or rural properties, as well as schools and other facilities where the public gathers. The second adds additional uses to the proposed development condition that limits uses in the Redmond Ridge Business Park. Marijuana Processor II and Marijuana Producers in the Industrial zone would have buffers from schools and other facilities where the public gathers.

Analysis

This it is not anticipated to have significant adverse environmental impacts.

55. Marijuana Retail Limits in Skyway-West Hill

Potential Proposal

This line amendment establishes a development condition that limits the number of marijuana retail stores in the Skyway-West Hill urban unincorporated areas to two. Existing legally-established marijuana retailers would be allowed to remain in operation and would be regulated as nonconforming uses.

Analysis

The effect of this amendment would be to, over time, decrease the number of marijuana retail stores in this area from five (5) to two (2). As stated in the County's past marijuana studies, these retail stores do not have impacts that are significantly different from other adult-oriented uses. However, as the County stated in its ordinance to establish a buffer *between* stores, a concentration of stores in a small area should be avoided. This it is not anticipated to have significant adverse environmental impacts.

Other Items in Hearing Notice

The hearing notice includes potential modifications that might be included within the Striker 3 or individual line amendments. These include 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 or mitigations based on these fall within the range of impacts analyzed in the Addendum and previous environmental reviews.

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

Office of Performance, Strategy and Budget



King County