

**King County Comprehensive Plan
2020 Midpoint Update**

Scope of Work

*In accordance with King County Code 20.18.030 and 20.18.060,
and 2018 Comprehensive Plan Workplan Action 14*

A. Background

In 2018, King County restructured its long-range planning processes and shifted from a Four-Year "Major" Update cycle to an Eight-Year Statutory Update cycle. In moving to an Eight-Year Cycle, the County created the option for a limited scope "Four-Year Midpoint Update" Cycle wherein a smaller-range of substantive changes to policies and amendments to the urban growth area boundary may be considered only as established by motion.

The 2018 update to the King County Comprehensive Plan, in workplan action #14, directs that the scope of the 2020 update include: (a) changes as called for by applicable workplan action items in the Comprehensive Plan, (b) any policy changes or land use proposals that should be considered prior to the 2023 statutory update, (c) review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next "major" update, (d) aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and (e) reviewing and updating the terminology to consistently describe the various updates. While the 2020 update may consider substantive amendments, the update is a discretionary action by the County and does not serve as the statutory update required by 36.70A.130 Revised Code of Washington.

B. Topical Areas

The following topics are to be considered in the 2020 Midpoint Update. For the 2020 Midpoint Update, the Executive shall complete an equity impact analysis using the tool developed by the county office of equity and social justice, to identify, evaluate and describe both the positive and negative potential equity impacts of the policy, land use, zoning and development regulations proposed in the Plan. This impact analysis shall

be transmitted with the 2020 Midpoint update, and included within the Comprehensive Plan if appropriate.

I. Text and Policy Proposals

- As necessary to be addressed prior to the 2023 Statutory Update, update demographic and economic data, maps, and references (including references to plans, program, and departmental restructures such as the Department of Local Services, Metro, etc.).
- Updates to terminology to consistently describe what is allowed during annual, midpoint and eight-year updates.
- Update technical appendices to reflect new projects, changes in service providers, and other minor updates. This includes Appendix C: Transportation, Appendix C1: Transportation Needs Report, and Appendix A: Capital Facilities.
- Amend Transportation chapter to reflect the County's cessation of the Mitigation Payment System, consistent with adopted changes to the King County Code.
- Update Rural Area and Natural Resource Land chapter policies and text related to non-resource industrial uses and development standards in the Rural Area to clarify uses compared to sites, and clarify the parcels to which the policies apply (this is an outcome of the 2018 Cedar River Rural Industrial Study).
- Update Comprehensive Plan to reflect the approval of the Regional Affordable Housing Plan and Action Strategy.
- Update Housing and Human Services chapter policies that describe the County's regional human services roles and activities to include new work since 2016.
- Review Comprehensive Plan policies, and associated development regulations and permitting processes, to ensure that the range of impacts from the extraction, processing, production, transport, storage, and use of fossil fuels, including the impacts from construction and operation of fossil fuel infrastructure, are identified, avoided and mitigated, in order to protect public health and safety, air and water quality, habitats, natural resource lands, and other resources and functions.
- In recognition of the growing risks of sea level rise to homes, businesses, and infrastructure in coastal areas, develop policy and regulatory changes to prepare

for these impacts. This will include evaluation of regulations that address development in and adjacent to areas at risk to flooding and erosion damage.

- Updates to the Shorelines chapter, including associated Shoreline Master Program regulations to ensure consistency with state requirements, and related updates to Shoreline Environment Designations and maps.
- As necessary, update Comprehensive Plan to reflect state and federal decisions related to regulation of vapor products, as defined at 70.345 Revised Code of Washington
- As necessary, update Comprehensive Plan to reflect federal designation of "Opportunity Zones" in unincorporated King County.
- Review and update policies and development regulations (including road standards) and related provision of sidewalks/pathways in rural and urban unincorporated King County, with a focus on improving public safety and improving physical fitness. Include evaluation of providing sidewalks/pathways in conjunction with other planned improvements.
- In recognition of the county's local government role and responsibilities, updates to improve coordination, accountability, and service delivery in unincorporated areas at rural or urban service levels.
- Update the Plan to reflect outcomes from work done on the 2018 Comprehensive Plan Workplan Action Items, as follows:
 - Action 1: Community Service Area Subarea Planning Program.
 - Action 4: Transfer of Development Rights (TDR) Program Review and Study.
 - Action 8: Cottage Housing Regulations Review.
 - Action 13: Water Availability and Exempt Wells.
 - Action 18: Review of the Four-to-One Program.
- Review the Priority 1 and Priority 2 implementing actions from the Vashon-Maury Island CSA Subarea Plan and provide either a report or recommended policy or code changes to: 1) determine the implementing actions current status, 2) determine whether existing Comprehensive Plan policies or development regulations (or any other adopted plan) requires changes in order to proceed with implementation, 3) whether those changes are recommended for inclusion in the

2020 KCCP Update, and 4) for those items that are not currently on schedule, an explanation why and an evaluation of when they could be completed.

- Review of existing policies and regulations related to the design and siting of public infrastructure and/or facilities within and adjacent to APDs to identify potential offsite mitigation strategies. Examples of such strategies could include in-lieu fee programs, transfer of development rights or restoration of existing APD lands to return them to agriculture production capable land.

II. Area Zoning and Land Use Proposals

- In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.
- Consider expansion of the Agricultural Production District (APD) boundary to increase opportunities for farming, including areas near the Snoqualmie APD – Fall City area and Carnation area, and the Enumclaw APD.
- As mitigation for the encroachment of the NE 171st Street roadway and roundabout intrusion into the APD: (1) consider changes to the Sammamish Agricultural Production District (APD) boundary to include portions of parcels identified or agreed to by the County for potential acquisition or easement by the City of Woodinville; and (2) consider changes to the urban growth area boundary to incorporate the additional right-of-way on NE 171st Street.
- Review land use designations and implementing zoning on parcels adjacent to the northern edge of Dick Thurnau Memorial Park in North Highline to evaluate their potential as a mixed use site, allowing the co-location of affordable housing units, non-residential buildings with social services, co-working spaces, and other potential non-residential uses.
- Analyze deletion of Special District Overlay SO-230: Flood Plain Densities on all parcels to which it applies (this is an outcome of a 2018 Docket Request).
- Work with the City of Carnation to identify options, processes and timelines for potential land use changes to facilitate annexation.
- Work with the City of Issaquah, the City of Bellevue, and residents in the East Cougar Mountain Potential Annexation Area on potential land use changes and

urban growth area boundary changes (this is an outcome of the 2016 Comprehensive Plan and a 2017 Docket Request).

- Work with the City of Maple Valley to consider amendments to the Urban Growth Area boundary for five parcels adjacent to the Maple Woods Subdivision to facilitate transference of city- or water-district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary.
- Review the potential for siting organic composting facilities. Consider sites in the rural area, including those that currently have a Mineral use designation and implementing zoning, and consider whether to modify the land use and zoning to Rural Area, either outright or with property-specific conditions that would be appropriate for organic composting facilities as a primary use. Consider modifying associated policies or development regulations associated with organic composting facilities as a materials processing use at such locations.

III. Code Studies

- Review the County's regulations related to accessory dwelling units to determine if changes can be made to make this housing option more widely used (this is an implementation action from the Vashon-Maury Island Community Service Area Subarea Plan).
- Review the County's Residential Density Incentive Program at King County Code 21A.34 to determine if any changes are needed to increase its use and improve its effectiveness.
- Technical updates to critical areas and shoreline regulations to recognize the 2014 Washington State Wetland Rating System for Western Washington, and to consider other proposed amendments deemed necessary for consistency with state guidance.
- Update any P-suffix conditions or special district overlays adopted as part of existing subarea plans to be consistent with the changes ultimately made by the winery, brewery and distillery ordinance (Proposed Ordinance 2018-0241).

IV. Reports

As part of the transmittal package for the 2020 Comprehensive Plan update, the Executive will include an affordable housing report that includes 1) an update on all current efforts to create affordable housing on County-owned property, and 2) a plan for

developing an inventory of all County-owned properties and their feasibility for development of affordable housing, to be completed by June 1, 2020.

C. Public Outreach Plan

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a multi-phased approach to public outreach for the 2020 King County Comprehensive Plan.

Scoping. The first phase will occur following transmittal of the scope to the County Council during the period of January and February. Stakeholders will have the opportunity to comment during the Council's review and adoption of the scope.

CSA Outreach. The second phase will occur through participation at the Community Service Area outreach activities that have typically occurred during the period of April through June. Comments will be solicited and accepted as part of these outreach activities.

Public Comment Period. The third phase will take place from approximately July 1 to July 31, 2019 as part of a public comment period on the Public Review Draft. A series of open houses specifically focused on the Comprehensive Plan will be held during this comment period.

Council Review and Adoption Period. An Executive Recommended Plan will be transmitted to the County Council on September 30, 2019. The Council will conduct additional public outreach as part of committee meetings, a public hearing, and other processes as managed by Council.

General Outreach. Throughout the entire process, the Comprehensive Plan website will be updated, stakeholders on the Comprehensive Plan mailing list will be notified at key milestones, and public comments will be accepted.

In addition to the Comprehensive Plan mailing list, outreach will occur through the Community Service Area Unincorporated Area Newsletter, other Department of Local Services engagement process, the Office of Equity and Social Justice's outreach mechanisms, and through County Commissions.

D. State Environmental Policy Act Analysis

SEPA analysis for the 2020 update will commence with the release of the public review draft in the summer 2019, and continue through the review of the draft by the assigned King County Council committee. SEPA will be concluded in advance of action by the full King County Council. This is scheduled to occur in summer 2020.