



King County

ADDENDUM to Existing Environmental Documents

For the 2014 Amendments to

The King County Comprehensive Plan

**King County
Department of Permitting and Environmental Review**

April 11, 2014

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
Chapter 20.44, King County Code

Date of Issuance: April 11, 2014

Responsible Official:

A handwritten signature in black ink, appearing to read 'Steve Roberge', is written over a horizontal line.

Steve Roberge
Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
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Fact Sheet

Action Sponsor: Dow Constantine, King County Executive

Contact Person: Lisa Verner, Legislative Coordinator
Department of Development and Environmental Review
206-477-0304

Lead Agency: Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065

Proposed Action: This amendment to the King County Comprehensive Plan is being proposed in accordance with the provisions of the Growth Management Act and King County Code Title 20. Executive-proposal includes amendments to the King County Comprehensive Plan and the Vashon Town Plan.

Responsible Official: Steve Roberge
Department of Permitting and Environmental Review

Approvals Required: Adoption by Metropolitan King County Council

EIS Addendum issued by: Department of Permitting and Environmental Review

Location of Background Data & Supporting Documents: Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065

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Environmental Review Process

The Growth Management Act (GMA), adopted by the Washington State Legislature in 1990, established an overall framework for tiered and coordinated planning in Washington State. It requires counties and cities to work cooperatively to plan for orderly development. In 1994, King County complied with the GMA through its adoption of Countywide Planning Policies (CPPs) and the King County Comprehensive Plan (Comprehensive Plan or Plan). The primary function of the CPPs 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, economic development, housing, natural resource lands, the natural environment, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, and planning and implementation.

The GMA 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 (UGA) must be reviewed for adequate 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 boundary 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 UGA. A third and fourth major update were adopted in 2008 and 2012, respectively. This 2014 Update is a minor, annual update (K.C.C. 20.18.030.B.1).

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

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

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

Environmental review for the 2012 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, 2012 (Executive Proposal) and the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments). The addendum provided

additional information and analysis and did not substantially change the analysis of significant impacts and alternatives in the environmental documents adopted in this addendum.

Environmental review for the 2014 Update of the Comprehensive Plan occurs through the issuance of this addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 5, 2014 (Executive Proposal) and the amendments approved by the King County Council Transportation, Environment, and Economy Committee (TrEE Amendments). The addendum provides additional information and analysis and does not substantially change the analysis of significant impacts and alternatives in the environmental documents adopted in this addendum.

Environmental Review of Proposed Amendments

Summary of Proposal

The proposed project is an update of the King County Comprehensive Plan. The update includes amendments and additions to the policies of the Comprehensive Plan

Comprehensive Plan Amendments

1. Chapter Ten—Community Plans

12.1 Proposal

- **Vashon** – Adds new land uses to policies VS-P29 and VS-P30, the permitted land uses for CB-P (Community Business with P suffix) and I-P (Industrial with P suffix). Recreational marijuana production, processor 1 and retail land uses are added to VS-P29 and recreational marijuana production and processor 2 land uses and wineries, breweries and distilleries land uses are added to VS-P30. Property with these zoning designations is located in the Vashon Town Center.

12.2 Background

The Vashon Town Plan is a part of the King County Comprehensive Plan and continues in effect as a separately adopted community plan. The Vashon Town Plan was adopted by Ordinance 12395 in 1996 and has been infrequently updated.

The County Council adopted Ordinances 17710 and 17725 in December 2013 adding recreational marijuana land uses to the zones located throughout the County in response to the adoption of I-502, which authorized recreational marijuana production, processing and sales in the state of Washington.

Land uses allowed as permitted uses on the Community Business (CB) zoned property were specifically identified in Attachment 2f (currently identified as policy VS-P29). This is a restricted list and includes fewer land uses than allowed in CB zones located in the rest of King County; recreational marijuana uses are not specifically identified and included.

Land uses allowed as permitted uses on the Industrial (I) zoned property were specifically identified in Attachment 2g (currently identified as policy VS-P30). This is a restricted list and includes fewer land uses than allowed in I zones located in the rest of King County; neither wineries/breweries/distilleries nor recreational marijuana uses are specifically identified and included.

Both the CB and I zones in the Vashon Town Center were given a P-suffix (property specific zoning designation) to reflect the specific land uses permitted in those zones.

12.3 Analysis

This proposal amends policies VS-P29 and VS-P30 to add recreational marijuana uses as permitted uses in Vashon's CB-P and I-P zones, consistent with the Council's intent in adopting Ordinances 17710 and 17725 (DNS issued for these ordinances on October 24, 2013). It adds specific land use language to each zone's list of allowed uses.

Under I-502 and the rules adopted by the Washington State Liquor Control Board (WSLCB), all recreational marijuana uses and businesses must be licensed by the WSLCB, in addition to following County rules and regulations. The WSLCB issued a DNS on June 3, 2013 after its environmental evaluation of its recreational marijuana rules and regulations.

This proposal also amends policies VS-P29 and VS-P30 to add wineries/breweries/distilleries as permitted uses in Vashon's CB-P and I-P zones. This action reflects the existing situation in the Town Center.

No significant changes in policy are proposed for the community plan policies included in the 2014 King County Comprehensive Plan update.

APPENDIX A

DISTRIBUTION LIST

Federal Agencies

U.S. Army Corps of Engineers
U.S. Environmental Protection Agency
U.S. Dept. of Fish and Wildlife

Tribal Entities

Muckleshoot Indian Tribe
Puyallup Indian Tribe
Tulalip Indian Tribe
Snoqualmie Indian Tribe
Suquamish Indian Tribe

State of Washington

Department of Community, Trade and Economic Development
Department of Ecology
Department of Fish and Wildlife
Department of Natural Resources
Department of Transportation

Regional Agencies

Puget Sound Clean Air Agency
Puget Sound Regional Council

King County

Dow Constantine, King County Executive

Bob Ferguson, King County Councilmember
Larry Gossett, Chair, King County Councilmember
Kathy Lambert, King County Councilmember
Larry Phillips, King County Councilmember
Julia Patterson, King County Councilmember
Jane Hague, King County Councilmember
Peter Von Reichbauer, King County Councilmember
Joe McDermott, King County Councilmember
Reagan Dunn, King County Councilmember

Office of the Prosecuting Attorney
Department of Housing and Community Development
Department of Permitting and Environmental Review
Department of Natural Resources and Parks
Department of Transportation / Road Services Division

Organizations

American Planning Association
Center for Environmental Law & Policy
East Lake Washington Audubon
King County Building Trades Council
League of Women Voters of Washington
League of Women Voters, King County South
League of Women Voters, Lake Washington East
League of Women Voters, Seattle
Master Builders of King & Snohomish Counties
Property Rights Alliance
Puget Sound Energy
Puget Sound Transit Consultants
Rainier Audubon Society
Seattle-KC Association of Realtors
Seattle Transportation Choices
Sierra Club
Snoqualmie River Valley Audubon
Suburban Cities Association
University of Washington - Department of Urban Design and Planning
Washington Conservation Voters
Washington Environmental Council
Washington Wilderness Coalition
WASHPIRG

Community Councils

Upper Bear Creek Community Council
Four Creeks Unincorporated Area Council
Greater Maple Valley Area Council
North Highline Unincorporated Area Council
Vashon-Maury Island Community Council
West Hill Community Council

Public Review Locations

Algona-Pacific Library
Auburn Library
Bellevue Regional Library

Black Diamond Library
Bothell Regional Library
Boulevard Park Library
Burien Library
Carnation Library
Covington Library
Des Moines Library
Duvall Library
Fairwood Library
Fall City Library
Federal Way Regional Library
Federal Way Library
Foster Library
Issaquah Library
Kenmore Library
Kent Regional Library
King County Library System
Kingsgate Library
Kirkland Library
Lake Forest Park Library
Lake Hills Library
Maple Valley Library
Mercer Island Library
Muckleshoot Library
Newport Way Library
North Bend Library
Redmond Regional Library
Richmond Beach Library
Sammamish Library
Service Center
Shoreline Library
Skykomish Library
Skyway Library
Snoqualmie Library
Tukwila Library
Valley View Library
Vashon Library
White Center Library
Woodinville Library
Woodmont Library

Newspapers

Seattle Times