

Summary of 2020 Amendments to the King County Comprehensive Plan and Development Regulations

In 2018, King County established an option for a limited scope four-year midpoint Comprehensive Plan update that could consider, as established by motion, substantive changes to policies and land use amendments. The **Public Review Draft** of the 2020 midpoint update contains a range of policy, text, and code amendments. It is a discretionary action and does not serve as the statutory update required by 36.70A.130 Revised Code of Washington, which will occur in 2023. Below is a plain language summary of the substantive proposed amendments.

Housing

- ❖ Regional Affordable Housing Task Force: References Task Force recommendations in advance of city-county interjurisdictional subcommittee work at the Growth Management Planning Council.
- ❖ Cottage Housing: Incentivizes this type of development by removing maximum lot size, reducing parking in transit areas, and changing design standards.
- ❖ Accessory Dwelling Units: Incentivizes ADUs by reducing minimum lot sizes in urban areas and rural towns, and proposes the County create off-the-shelf plans for public use. Establishes regulations for accessory living quarters.
- ❖ Four to One Program: Expands evaluation criteria and requires annexation prior to development for some projects.
- ❖ Transfer of Development Rights: Creates a new urban-to-urban transfer option in open space equity areas.

Environmental

- ❖ Fossil Fuel Facilities: New policies and code addressing public health and safety interests in regulating these facilities; defines categories of facilities; establishes permitted zones and permitting processes; establishes setback and enclosure requirements; allows maintenance and upgrades but prohibits expansion; establishes a periodic review process. Regulation includes a set of exclusions for smaller facilities, non-commercial facilities, uses preempted by federal rule or law, renewable energy facilities, and others.
- ❖ Sea Level Rise: New policies and code proposed for coastal areas on Vashon-Maury Island to establish a buffer around the existing coastal high hazard flood areas. Regulations intersect with other critical areas, and address elevation standards, setbacks on bluffs, wells for potable water, and shoreline stabilization projects. Policies require a review of Sea Level Rise information every eight years.

Land Use and Zoning

- ❖ Skyway-West Hill Land Use Subarea Plan: Land use and zoning changes in subarea. Proposes affordable housing strategies, such as inclusionary zoning and anti-displacement tools.
- ❖ Marijuana Regulations: Will establish limit on retail stores in Skyway-West Hill and North Highline central business districts. Prohibits producing and processing in Vashon Town Center and Skyway-West Hill business districts.
- ❖ Bear Creek Urban Planned Development: Establishes County land use and zoning in a manner consistent with the original development agreements and reflecting current conditions in the area.
- ❖ Shoreline Master Program Designations: Establishes or amends shoreline designations on properties owned by the County, and private properties on Lake Washington and Vashon-Maury Island.
- ❖ Snoqualmie Agricultural Production District: Expands APD to increase opportunities for farming for two properties with the support of the property owners.
- ❖ Sammamish Agricultural Production District: Expands APD to add properties secured by the City of Woodinville as mitigation for a roadway and roundabout intrusion. Properties to be leased to farmers.
- ❖ White Center Hub: Amends zoning on one parcel near Dick Thurnau Memorial Park to allow co-location of affordable housing units, non-residential buildings with social services, and co-working spaces.

- ❖ Special District Overlay SO-230: Flood Plain Densities: Removes a development condition that has been superseded by newer regulations such as the critical areas ordinance and stormwater manual.
- ❖ East Cougar Mountain Potential Annexation Area: Removes three parcels from the urban growth area in part of County that is constrained by environmental features and limited infrastructure.
- ❖ Maple Valley Urban Growth Area: Minor adjustments to UGA to facilitate transfer of city or water district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary.

Policies and Programs

- ❖ Non-Resource Industrial Uses in Rural Area: Technical changes to policies and text to clarify their existing intent.
- ❖ Vapor Products: Will extend the prohibition for smoking in "high use areas" of County parks to include vapor products. Establishes County intent to regulate vapor products consistent with state law.
- ❖ Rural Water Availability and Exempt Wells: Text changes to acknowledge new state law. References County participation in Watershed Restoration Enhancement Committees and references existing water service hierarchy.
- ❖ Off-Site Mitigation for Agricultural Production District Impacts: Increases flexibility for mitigating impacts from public infrastructure projects in APDs.

Technical Changes

- ❖ Alternative Housing Demonstration Project: Changes dates and deliverables for this project, which is currently considering projects in the Vashon Rural Town and in White Center.
- ❖ Dates, Data, References, Terminology: Minor technical and date changes to text, policies, and action items.
- ❖ Appendix C - Transportation: Summary of changes to reflect new projects, changes in service providers, and other minor changes. This includes arterial classifications, transportation inventory, and transportation needs report.
- ❖ Appendix A - Capital Facilities: Updates to list of County functional plans that implement the Comprehensive Plan.
- ❖ Mitigation Payment System: Removes references to MPS, following removal from the County Code.
- ❖ Housing and Human Services Roles: Updates description of County regional human services roles and activities.
- ❖ Rural Area Sidewalks: Updates to reflect that sidewalks are allowed in the rural area as a spot improvement to address an existing safety/high use issue when other walkway alternatives would not be as effective.
- ❖ Status Report on Vashon-Maury CSA Plan Implementation: Status report on priority implementing actions.

Additional Items in Executive Recommended Plan

Additional items to be included in the Executive Recommended Plan in September are as follows:

- ❖ Develop an equity impact analysis that identifies and evaluates impacts of the proposed changes.
- ❖ Review potential to siting organics composting facilities in rural areas under existing policies and regulations.
- ❖ Report on current efforts to create affordable housing on County-owned property and plan for an inventory of County-owned properties (due by June 2020).
- ❖ Finalize updates to the Transportation Needs Report.

Next Steps

On July 1, 2019, a Public Review Draft will be released for a 30-day public comment period. Following this, the draft will be updated and an Executive Recommended Plan transmitted to the County Council by the end of September. The County Council is scheduled to act by June 30, 2020.